

**Village of Fort Edward
 Planning / Zoning Board of Appeals MEETING
 January 17, 2024
 6:00 pm, Fort Edward Village Hall
 (Transcribed from notes taken at meeting)**

MEETING CALLED TO ORDER AT 6:00 PM. ROLL CALL TAKEN. CHAIRMAN ROCHE LED THOSE PRESENT IN THE PLEDGE OF ALLEGIANCE.

Roll Call	Absent	Attorney	Public Attendees	Public Attendees
Bernie Taylor	Tabitha Fish		Christine Miles	
Tom Roche	Tadgh Nealon		Chris Conlon	
Amy St. John			Noah Muflahi	
			Kyle Cozzens	
			Lind Miles	

*Agenda Item

THESE ARE NOT OFFICIALLY ADOPTED MINUTES AND ARE SUBJECT TO BOARD AND STAFF REVISIONS. ANY REVISION WILL APPEAR ON THE FOLLOWING MONTHS MINUTES AND WILL STATE SUCH APPROVAL OF SAID MINUTES.

A motion to accept the minutes from November 15, November 29, and December 20 was made by **Bernie Taylor**, seconded by **Amy St. John**. All ayes. Motion carried.

PUBLIC HEARING

- 1. Site Plan Review
 BROADWAY EXOTICS – 128 BROADWAY
 Tax Map No. 171.6-1-36**

A motion to open the public hearing was made by Bernie Taylor, seconded by Amy St. John. All ayes. Motion carried.

Mr. Muflahi reviewed his application to the board and public stating the hours of operation, days open. He also listed for review all items which will be sold in the shop.

Chairman Roche asked if he still planned on tinting the windows of the store. Mr. Muflahi stated they are still tinting the windows; they just haven't gotten to that project yet.

Chairman Roche asked at this time if there was anyone from the public who would like to comment on the application.

PUBLIC COMMENT

Kyle Cozzens – Owner of Evergreen Bicycle Works located at 73 East Street, the train station.

Kyle asked what considerations have been taken about smoking around the building, cigarette butts on the ground and trash. Mr. Muflahi stated that he could put a cigarette disposal out in front of the store if that would help. Kyle's concern is people going in and out of the store walking through smoke and congregating. Kyle also stated that he noticed his address was not Fort Edward and will he be at the store regularly. Mr. Muflahi said he will be here at the store regularly. Lastly, Kyle said as a business owner himself here, if this application is approved, will he give back to the community. As part of the Promote Fort Edward group, which is mostly made up of business owners, we give back to the community. Mr. Muflahi stated he gives back and supports the community in Whitehall specifically by volunteering with the basketball organization and has every intention of doing so in Fort Edward as well.

Linda Miles – 1 Frederick Drive

Linda asked if they could consider not having cigarette disposals in front of the building as they used to have them around the town and village hall in the past and they would go unattended to and sometimes cigarette butts burning inside them. It will also encourage people to smoke in front of the building and on the street, sidewalk. Chairman Roche agreed that is probably a good idea to not have them there and to just kindly ask the patrons to not smoke in front of the store or entrance.

WRITTEN PUBLIC COMMENT

Sally Trainor – 15 Liberty Street

Mrs. Trainor wrote back “ We don’t need this, so I say no.”

Amy St. John asked, because she has a 17-year-old herself, what precautions will Mr. Muflahi be taking to ensure no underage purchases happen in his store. Mr. Muflahi said he will be asking for proof of ID to all patrons coming in to purchase items as well as a state provided sign in the door explaining “ No one undern 21.”

SEQRA reviewed by the board at this time.

A motion to declare the SEQRA a negative declaration was made by Amy St. John, seconded by Bernie Taylor. All ayes. Motion carried.

A motion to close the public hearing was made by Bernie Taylor, seconded by Amy St. John. All ayes. Motion carried.

A motion to approve the application was made by Bernie Taylor, seconded by Amy St. John. All ayes. Motion carried.

Motion to adjourn was made by **Bernie Taylor**, seconded by **Amy St. John**. All ayes. Motion carried.

Respectfully Submitted,



Janelle Rose
Planning /Zoning Board of Appeals Clerk