

Village of Fort Edward  
 PLANNING BOARD MEETING  
 July 18, 2017  
 6:30 pm, Fort Edward Village Hall  
 (transcribed from notes taken at meeting)

Meeting called to order at 6:30pm. Roll call taken. Chairman Roche led those present in the Pledge of Allegiance.

Roll Call	Absent	Attorney	Code Enforcement	Public Attendees
Tom Roche, Chairman	James Brooks	Matt Fuller, Esq.	Dave Armando	Janice Skelly*
Joe Carroll				Carol Lundgren*
Bernie Taylor				Daniel Dudley*
				Sascha Mehalick*

\*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.

Meeting called to order at 6:40pm. Roll call.

A motion to approve the June 14, 2017 meeting minutes was made by B. Taylor, seconded by J. Carroll. All Ayes. Motion carried.

**NEW BUSINESS**

**1. SITE PLAN REVIEW**

**CAROL LUNDGREN**

**47 EAST STREET**

**TAX MAP NO. 163.18-2-33**

THE APPLICANT HAS PRESENTED A **SITE PLAN REVIEW** TO PUT UP AN 8 X 12 SHED FROM LOWES APPROXIMATELY 10 FT. FROM SIDE AND BACK PROPERTY LINES.

T. Roche Asked applicant if this is a standard size shed and what color will it be? T. Roche also asked code enforcement D. Armando if the space is adequate for the shed.

Applicant The shed is a standard size shed which is being purchased by Lowes and the color will be the same as the house.

Code D. Armando states that this is a one-story Amish type shed which will be a permanent structure and anchored to the ground. The lot coverage is around 17% which is well under the allowance of 35%.

T. Roche Asked attorney if there were any concerns.

Attorney No concerns.

There being no further business, a motion to accept the **Site Plan Review** application from **Carol Lundgren** for property located at **47 East Street** was made by **B. Taylor**, seconded by **J. Carroll**. All Ayes. Motion carried.

**2. SITE PLAN REVIEW**

**JANICE SKELLY – JAN'S CANS**

**70 BROADWAY**

**TAX MAP NO. 171.6-3-51**

THE APPLICANT HAS SUBMITTED A **SITE PLAN REVIEW** TO OPEN A NYS DEPOSIT REDEMPTION CENTER AT 70 BROADWAY, FORMERLY KNOWN AS THE BROADWAY FAMILY DINER.

- T. Roche Asked the applicant what the plans were for the entrance to the building. He also asked for details on the sign(s) and for information on relocating the shed from the previous location to the new, proposed location.
- Applicant The applicant stated that the door to the left front of the building will not be used as a means of ingress/egress; there will be a sign directing customers to use the other entrance. In addition planters will decorate the steps to the door to discourage customers from using that entrance. The Jan's Cans sign from the previous location will be used. A lighted, open sign will be hung in the window; and a "Coming Soon" sign will put in the window until opening. The shed will be moved to the rear of the building between the business and a small garage.
- Code D. Armando stated that there is a change of use but is still a business in a commercial zone.
- B. Taylor Inquired as to what size the applicant's shed is and if it is to be located between the building and the 10 x 20 garage that is currently there.
- Applicant Yes and stated that she wants it as close to the building as possible.
- J. Carroll Asked if there are any concerns with the truck that will be on sight each week to pick up the bottles.
- Applicant There will be no issues. The weekly pick up of collected units by TOMRA will take place in the rear of the building. Their truck will use the onsite parking lot and will remain there for approximately one hour per week.
- T. Roche Will the current sign on the pole be taken down by previous owner and will it be used for Jan's Cans?
- Applicant The previous owner will be taking the sign down and there will be no use for a sign at that location for Jan's Cans.
- T. Roche What is the anticipated date to open?
- Applicant Anticipated date to open is August 1, 2017

There being no further business, a motion to table the **Site Plan Review** for application pending county review, to direct the Clerk of the Board to refer the application to County Planning Department, and to notice a public hearing was made by J. Carroll, seconded by B. Taylor. All Ayes. Motion carried.

**3. SITE PLAN REVIEW**  
**DANIEL DUDLEY**  
**BLOCK HOUSE PUB AND GRILL**  
**134 BROADWAY**  
**TAX MAP No. 171.6-1-4.1**

THE APPLICANT HAS SUBMITTED A **SITE PLAN REVIEW** APPLICATION TO OPEN A PUB AND GRILL WITH INDOOR AND OUTDOOR SEATING, BEER AND WINE, AND LIVE MUSIC INSIDE WITH A ONE MAN ACOUSTIC ENTERTAINMENT.

**Applicants Presentation**

The applicant addressed the board, sharing the outlined information:

- a) The building will have some surface clean up inside and out.
- b) The existing counter inside will be renovated into a bar with some TV's hanging, new flooring and lighting above bar.
- c) There will be signs for the front windows. They will be lit, but not blinking.
- d) The current entrance has two doors with a vestibule which will be removed, changing it to only one door for entry to the front of the building. The porch will be removed and a two-step U shape landing will be in its place.
- e) The shrubs will be removed and pavers will be installed on each side of the front entrance and along the side of the building to side entrance.
- f) Pub tables will be added outdoors on each side of the entrance where the pavers will be placed.
- g) Lighting will be added to the outside for patrons to see while sitting at pub tables. Each window will have Gooseneck style lighting hanging in front of them (*similar to the lights at marketplace*).

- h) The outdoor seating will be separated from the sidewalk with posts and rope.

J. Carroll Applicant Will there be a handicap accessible entrance?  
There will be, however not before opening. Plans are being discussed as to the best location for a handicap ramp to accommodate the business as well as the patrons.

T. Roche Code Asked code enforcement if this is a code violation.  
D. Armando stated that pre-existing businesses do not have to have a handicap ramp, therefore he is not requiring the new owners to put one in prior to opening.

T. Roche Applicant What is the anticipated hours of operation and what is the schedule for the delivery of goods?  
7 days a week, 10 am – 10 pm. No breakfast, just lunch and dinner. There is no delivery schedule yet.

B Taylor Applicant Is there an apartment upstairs? Is there a separate exit for the tenants besides the front and side entrance?  
Yes, there is an apartment with a separate exit for tenants.

J Carroll Applicant Code Will there be music outside?  
Yes, there will be outside speakers for background music only.  
D. Armando stated what they are proposing is allowable as it relates to the nuisance law.

B Taylor Applicant Is there a fence out back for parking to determine the business parking vs. other business parking?  
Yes, there is a fence. The parking lot for the proposed business will be fixed, seal coated and lined for appropriate parking for pub only.

Code Applicant Code What is the approximate seating inside the building?  
The bar will seat 15 people giving a total seating of 65 people.  
D. Armando said that if the occupancy exceeds 50 people, there is additional fire protection that the owners will need to comply with.

#### BOARD DISCUSSION

the board has requested the applicant provides additional information for the next meeting:

1. **PAVERS** Specific type of paver, should be similar to pavers next to sidewalk.
2. **STEPS** Two front steps leading into front entrance need to be defined as to what material will be used.
3. **OUTSIDE SEATING** Detail the segregation between the sidewalk and pub tables; specifically what kind of divider will be used, the material to used and the color.
4. **SIGNS** Propose specific signs, sizes and color, lit or no lighting, and the location of the sign(s).
5. **SHUTTERS** Detail the specifics relating to the shutters; wood/use existing shutters/paint existing shutters/color.

There being no further discussion, a motion to table the application, as per GML §239-M, refer said application to the Washington County Planning Board for review, and to request the applicant provide additional information as detailed above and to set a public hearing for next meeting, was made by **B. Taylor**, seconded by **J. Carroll**. All ayes. Motion carried.

There being no further business, a motion to close the meeting at **7:35 pm** was made by **B. Taylor**, seconded by **J. Carroll**. All ayes. Motion carried.

Respectfully Submitted,  
Janelle Rose  
Deputy Village Clerk