

**Village of Fort Edward**  
**PLANNING BOARD REGULAR MEETING**  
**February 20, 2018**  
**6:30 pm, Fort Edward Village Hall**  
*(transcribed from notes taken at meeting)*

MEETING CALLED TO ORDER AT 7:00PM. ROLL CALL TAKEN. CHAIRMAN ROCHE LED THOSE PRESENT IN THE PLEDGE OF ALLEGIANCE.

Roll Call	Absent	Attorney	Code Enforcement	Public Attendees
James Brooks		Mary Ellen Stockwell, Esq.	Dave Armando	N/A
Joe Carroll				
Bernie Taylor				
Tom Roche, Chairman				

\*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 **approve** the **September 19, 2017** meeting minutes was made by **J. Brooks**, seconded by **B. Taylor**. All Ayes. Motion carried.

**NEW BUSINESS**

- SITE PLAN REVIEW**  
**KRISTOPHER MARCH**  
**SLICKFIN**  
**149 BROADWAY**  
**TAX MAP No. 171.5.2.12**

THE APPLICANT HAS SUBMITTED A **SITE PLAN REVIEW** APPLICATION TO OPEN A NANO BREWERY AND TAP ROOM.

**Code Enforcement**

Dave Armando stated that the applicant will need to work through the permitting process.

**Applicant Discussion**

Kris and Heather March, Owners

As part of the application, the applicant submitted information on parking, signage, lighting, use of the building and garbage removal. They said that the tap room would not sell food and is looking to follow the model of Mean Max Brewery in Glens Falls, allowing customers to bring in food from area business. They are working with local vendors and food trucks.

**Board Discussion**

The Board asked about the following and a discussion was held.

- Planned Opening    September-October, depending on State licensing
- Licensing            State requires (1) Microbrew license. This will cover the brewery and tap room and the business can also sell wine and cider. With this license the business is able to sell other beers on tap also.
- Equipment            Before applying for the license, equipment needs to be ordered. This is required by the State. The basement would need to be retrofitted for cold room. The product would be stored in the basement.
- Hours                    Monday-Tuesday, prep days  
                               Wednesday-Saturday, open  
                               Sunday, closed
- Deliveries             Monday, grain delivery
- Pick Up                 Distribution of product will be done by the family in standard vehicles
- Grain                    Recycled grains will be given to area farmers
- Garbage                Canister and storage would behind the building. A garbage truck would be able to drive behind the building for pick up.

Parking	Public parking on East Street and Broadway. This will be communicated through word of mouth and stated on the website.
Signs	Linear/stainless steel cut, with possible back lighting or overhead barn lights facing down.
Music	No outside music
Outside Seating	The applicant stated that they are considering outside seating. Seating would not be on the sidewalk, rather on the raised patio.
Exterior Changes	The building will remain brick and the trim/molding will be either black or a neutral color.

The Board and Applicant discussed the above. When discussing the outside seating proposal, the Board would like to see the area clearly marked with, perhaps and chain fence. Also what precautions would be taken to ensure alcohol wouldn't be taken onto public property. In addition, the Board encouraged the applicant to reach out the Chief Derway to discuss food trucks on Broadway. At the very least a food truck would need a soliciting permit.

There being no further comments or discussion, a motion to **accept** the application, set the public hearing for March 20, 2018 at 6:30, and to refer the application to the County was made by **B. Taylor** seconded by **J. Carroll**. All ayes. Motion carried.

**2. SUBDIVISION  
OAK RIDGE SUBDIVISION  
BILL ROURKE  
NYS ROUTE 197  
TAX MAP NO. 171.11-1-3.1**

THE APPLICANT HAS SUBMITTED A LETTER STATING HE WOULD LIKE TO SELL 25 ACRES FROM THE ORIGINAL PHASE ONE (EAST SIDE OPEN FIELDS).

The Clerk read aloud a letter from the applicant dated January 30, 2018. Mr. Rourke was not in attendance at the meeting. A brief discussion was held. The map provided includes information pertaining to the previous multi-lot subdivision he had proposed. All information should be removed and a blank map referencing the proposed should be submitted. In addition, the proposed would need to meet the minimum road frontage or it would need to go through the ZBA process before the Planning Board process.

There being no further comments or discussion, a motion to **table** the application was made by **B. Taylor**, seconded by **J. Books**. All ayes. Motion carried.

There being no further business, a motion to close the meeting at **7:20 pm** was made by **B. Taylor**, seconded by **J. Brooks**. All ayes. Motion carried.

Respectfully Submitted,  
Liann M. Lyons  
Planning Board Clerk