

**Village of Fort Edward**  
**PLANNING BOARD REGULAR MEETING**  
**March 20, 2018**  
**6:43 pm, Fort Edward Village Hall**  
*(transcribed from notes taken at meeting)*

MEETING CALLED TO ORDER AT 6:43PM. 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.	N/A	Stephen Davie
Joe Carroll				Bill Rourke
Bernie Taylor				Adam DeVoe
Tom Roche, Chairman				Dan Dudley
				Heather March
				Kristopher March

\*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 **February 20, 2018** meeting minutes was made by **B. Taylor**, seconded by **J. Brooks**. All Ayes. Motion carried.

**PUBLIC HEARING**

1. **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.

**Applicant Discussion**

Kris and Heather March, Owners

The applicant had previously submitted information on parking, signage, lighting, use of the building and garbage removal. In addition, 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. At this meeting they detailed the proposed project for those present.

**Public Comments**

Chairman Roche opened the public hearing for the SlickFin application and the board heard comments from the following members of the public:

BILL ROURKE  
 Applicant on Agenda  
 Supports the application.

ADAM DEVOE  
 King Smiley Billiards  
 As a business owner in the Village, he is in support of a new business opening.

STEVE DAVIE  
 Village Baptist Church  
 Expressed a concern with parking.

**Board Discussion**

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

- Parking            Parking behind the building is for tenants only. Customers will be able use on street parking and/or village parking lots.
- Outdoor Seating    A railing must be in place so the only way to enter outdoor seating is from the inside of the brewery.

The Board and Applicant discussed the above, with a particular emphasis on the outdoor seating.

**SEQR, Unlisted Action**

Attorney Stockwell lead the board through Part II of the SEQR. A motion was made by **J. Carroll**, seconded by **J. Brooks** declaring the Fort Edward Planning Board as lead agent and that based on the information and analysis of the Board, and all supporting documentation the proposed action will not result in any significant adverse environmental impacts and adopted a Negative Declaration as it relates to SEQRA. All ayes. Motion carried.

There being no written or further public comments, a motion to close the public hearing was made by **J. Books**, seconded by **J. Carroll**. All ayes. Motion carried.

**County Planning Agency**

The County Planning Agency reviewed the application and considered it a matter of local concern.

There being no further business, a motion to deem the application as complete and to approve the **Site Plan Review** application from **Kristopher March/SlickFin** for property located at **149 Broadway** based on the below listed conditions relative to the Board's discussion was made by **B. Taylor** seconded by **J. Brooks**. All Ayes. Motion carried.

Conditions are as follows:

- ✓ The outdoor seating area is gated/fenced off.
- ✓ The outdoor seating area prohibits access from the sidewalk. Customers must enter and exit the outdoor seating area through the business.
- ✓ The gate/fence is consistent with the color and style of the decorative fencing on Broadway while being consistent with the aesthetics of the building.
- ✓ The fence must comply with state and local codes.

**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 board, attorney and applicant reviewed and discussed the subdivision map submitted by the applicant. The applicant was told that current zoning standards set the minimum road frontage for a lot at 100ft. He needs to either go through the zoning board of appeals process asking for relief from this minimum, or adjust the road frontage to comply with current zoning standards. In addition, the applicant must update the subdivision map to include acreage and dimensions for both of the created parcels. Once the applicant updates the map with the proper information and submits it to D. Armando for review to ensure compliance, then the application can be added back onto the Planning Board agenda.

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

Respectfully Submitted,  
Liann M. Lyons  
Planning Board Clerk