

Village of Fort Edward
PLANNING BOARD REGULAR MEETING
December 18, 2018
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	Public Attendees	Public Attendees
Bernie Taylor	Dave Armando	Mary-Ellen Stockwell	Rasheed Bhatti	
Tom Roche, Chairman			Rob Archambault	
Joe Carroll			Pam Sassone	
James Brooks			Harold Nicholson	

*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 **November 20, 2018** meeting minutes was made by **B. Taylor**, seconded by **J. Carroll**.

All Ayes. Motion carried.

- SITE PLAN REVIEW**
PAMELA SASSONE
163 BROADWAY
TAX MAP NO. 171.5-2-6

Applicant Presentation

Applicant is from New Jersey and has been here for the past year. She started painting and building furniture. She saw the need in the area for new business in fort Edward. She wants to help the community and herself as she has not been able to find work for the past year. This is a good opportunity for the community to bring in their talent.

T. Roche Applicant asked if she has run a business like this before
yes, for 7 years and also have been in the real estate business and professional painting.
T. Roche Applicant asked what her hours of operation would be
As of right now, it would be Mon – Sunday, regular retail hours 10-6. Summer may be longer hours.
T. Roche Applicant asked what kind of signs will be installed
The windows will have vinyl and down the road a sign will hang above the door.
B. Taylor Applicant asked if there was a lot of work to do inside the building
stated she has been working on the inside of the building all this time as the landlord has let her in the building
T. Roche Applicant asked what her plans were for waste removal
said that there is very little waste with her arts. Acrylic paints mainly but all scrap she has, she tries to repurpose.
D. Armando Code enforcement stated that there are no issues holding her up for operation of this business out of this location
T. Roche asked the applicant if they could see a sketch of the sign planned on putting up over the entrance to the store and provide that at the next meeting.

There being no further questions or discussion, a motion to accept the application and refer to set a public hearing was made by **J.Carroll**, seconded by **B. Taylor**. All ayes. Motion Carried.

A motion to refer the application to the county with the condition the sketch of the sign is present at the next meeting was made by **J. Brooks**, seconded by **B. Taylor**. All ayes. Motion Carried.

2. BOUNDARY LINE ADJUSTMENT
DARLENE DEVOE
49 BROADWAY
TAX MAP NO. 171.6-6-40

Applicant Presentation

Rob Archambault stated that he is still waiting for the final drawing.

T. Roche asked code enforcement, Dave Armando about the road frontage in question.
D. Armando stated that the property surrounding 49 Broadway which is still owned by the former owner, Darlene DeVoe has over 100ft of road frontage for access to her 3+ acres.

A motion to accept the application and refer to the county was made by **B. Taylor**, seconded by **J. Carroll**.

All ayes. Motion carried.

3. SITE PLAN REVIEW
RASHEED BHATTI
211-215 BROADWAY
TAX MAP NO. 163.17-2-14

Applicant Presentation

Mr. Bhatti's attorney, Harold Nicholson attended the meeting to present to the board all of the required information the board asked for pertaining to water, sewer and electricity (lighting). Mr. Nicholson stated that he had a letter from the water department regarding the static pressure and meeting the requirements for the proposed project. Mr. Nicholson also stated that he and Mr. Bhatti visited the sewer agency and had a meeting with Joe Brilling as well as Dave Armando, the village's code enforcement officer. Mr. Brilling confirmed that the current sewer line meets all the requirements for the additional 6 units downstairs. Dave states the pipe meets village code and he saw the line go in around the mid 80's and is 10" in diameter. The line carries sewage all the way from Hudson Falls.

D. Armando stated that each fixture unit – total 34.4 fixture units with 4" pipe can handle 100 fixture units. Dave also mentioned that the previous restaurants had enough fixtures. Dave did say that a sprinkler system needs to be installed and has to meet the PSI. Currently that static pressure is 65PSI and that should meet those requirements. One sprinkler head will be in each room and should there be a fire, the one sprinkler head will go off and not all 6.

T. Roche asked the applicant if he received the CO for the second apartment located in the upstairs of the building.

Applicant Mr. Nicholson provided the board with a written statement for the CO as well as the water study.

J. Brooks is happy with the study done and states it is very good clarification which was not the case in previous meetings.

T. Roche asked the applicant why he did not have a written statement from the sewer agency signed by Mr. Brilling.

Applicant stated that he asked for it on letterhead however the agency is very busy and Mr. Brilling did not provide that information to him prior to the meeting however the code enforcement officer was at the sewer agency with Mr. Brilling and conducted the study and informed Mr. Bhatti that it meets village code, therefore there should be no issues as Dave stated previously in the discussion.

A motion to accept the application and set a public hearing was made by **B. Taylor**, seconded by **J. Carroll**

All ayes. Motion Carried

A motion to refer the application to the county was made by **J. Brooks**, seconded by **J. Carroll**.

All ayes. Motion Carried

There being no further business, a motion to adjourn the meeting at 7:15 p.m. was made by **B. Taylor**, seconded by **J. Brooks**.

All ayes. Motion carried.

Respectfully Submitted,



Janelle Rose
Planning Board Clerk