

Village of Fort Edward
PLANNING BOARD PUBLIC HEARING
October 22 2019
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	James Brooks	Mary-Ellen Stockwell	Chris Conlon	Gayle Pliskofsky
Tom Roche			Dawn Montesi	Paul Pliskofsky
Joe Carroll			Olivia Cabana	Rob Archambault
			Vicki Plude	John Weber
			Dan Nichols	

*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 17, 2019** meeting minutes was made by **B. Taylor**, seconded by **J. Brooks**.

All ayes. Motion carried.

- SITE PLAN REVIEW**
ROB ARCHAMBAULT/ GAYLE PLISKOFSKY
49 BROADWAY
TAX MAP NO. 171.6-6-29

Applicant presented her business plan to the board with a scope of business in a formal binder. Gayle Pliskofsky, a registered Occupational Therapist describes: Sensations Play Gym is an all- inclusive sensory gym designed to meet the needs of all children and adults. Gayle has been in the OT field for 27 years.

A motion to open the public hearing was made by **J. Carroll** and seconded by **B. Taylor**

All ayes. Motion carried.

There were no public comments at the meeting or in writing.

The board reviewed SEQR and determined that based on the information and analysis of SEQR and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

A motion to close the public hearing was made by **B. Taylor** and seconded by **J. Carroll**.

All ayes. Motion carried

A motion to accept SEQR was made by **B. Taylor** and seconded by **J. Carroll**.

All ayes. Motion carried

A motion to approve the application was made by **B. Taylor** and seconded by **J. Carroll**.

All ayes. Motion carried

2. SITE PLAN REVIEW
FORT EDWARD LIBRARY
23 EAST STREET
TAX MAP NO. 163.18-1-35

Applicant presented the board with a need for a fence bordering the library parking lot and 27 East Street. The purpose of the fence is for privacy as well as safety. In the past the children at 27 East Street would ride bikes, play, etc and cross over from their driveway on to the library parking lot. At times, the library parking lot gets busy with staff as well as patrons.

A motion to open the public hearing was made by **J. Carroll** and seconded by **B. Taylor**

All ayes. Motion carried.

There were no public comments at the meeting or in writing.

The board reviewed SEQR and determined that based on the information and analysis of SEQR and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

A motion to close the public hearing was made by **B. Taylor** and seconded by **J. Carroll**.

All ayes. Motion carried

A motion to accept SEQR was made by **J. Carroll** and seconded by **B. Taylor**

All ayes. Motion carried

A motion to approve the application was made by **B. Taylor** and seconded by **J. Carroll**.

All ayes. Motion carried

3. SITE PLAN REVIEW
JOHN WEBER – JOHN HENRY LYDIUS TRADING POST/YE DELI
7 EAST STREET
TAX MAP NO. 163.18-1-40

Mr. Weber purchased 7 East Street after having many years in the food service business, owning the Old Fort Diner next door. The new deli would be a to-go as well as a sit in with approximately 16 seats. He will have 7-8 different deli salads, hot items, deli meat by the pound, sandwiches and ice-cream. Everything in the building is new from sheetrock to ceilings. Heating system as well as all new electrical in the building. The second floor houses an apartment which also was re-wired with new electrical.

B. Taylor stressed how important it is for Fort Edward to have a deli after Lewis' Supermarket closed in August, 2019.

T. Roche What will your hours be?

Applicant Max hours a day will be 16 hours. The latest time open will be 10:00 p.m, however the timeframe all depends on business.

B. Taylor reviewed the pictures that Mr. Weber provided to the board with his application. A window on the second floor appeared to be broken in the picture but it is not.

T. Roche asked what his signage would be like.

Applicant Mr. Weber stated he is using the same sign that is there, which was used for the hardware store. He painted over the lettering in white to prepare for his new letters which will read: John Henry Lydius Trading Post Est. 1728/Ye Deli. Mr. Weber also stated that he would have vinyl lettering in each of the windows on the front of the building.

J. Carroll when will you have your deliveries?

Applicant Mr. Weber stated he gets most of his items on his own. His deliveries would most likely be the same time and day that he gets his deliveries for the diner which is Tuesday's between 9-11 am. The delivery truck is usually in and out within 15 minutes and they park out front.

T. Roche What will you do about garbage? When do you plan on opening?

Applicant Mr. Weber currently has a garbage hauler pick up for the diner so he will also use the same one with the same day pick up. Mr. Weber would like to open ASAP however he has not yet contacted or applied with NYSDOH. He has some plumbing to do this week and cabinets being made.

J. Carroll Will there be a change with the water and sewer use as a deli compared to the hardware store?

D. Armando There is a 2" water main currently which can definitely handle the water and sewer usage.

Applicant Mr. Weber has made the bathroom handicap accessible and he even had one of his handicap customers that comes to the diner test drive the bathroom. Mr. Weber is also going to blacktop the back of the building and make a handicap accessible entrance from the back of the building as well.

T. Roche Will you be cooking in this building?

Applicant Mr. Weber said he will be cooking however it will be on hotplates or Convection plates which do not need ventilation. He will have stainless steel pots and pans and will not be cooking over an open flame. He will not be producing any grease laden fumes.

D. Armando If the manufacturer of these convection plates states no ventilation is needed, then the applicant does not need to provide ventilation.

T. Roche Will there be any issues with parking?

Applicant No. Mr. Weber also stated that he now has out back for additional parking behind the new deli where his employees can park creating more room for customers.

A motion to send the application to the county, set a public hearing and notice surrounding homeowners was made by **B. Taylor** seconded by **J. Carroll**.

All ayes. Motion carried.

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

All ayes. Motion carried.

4. SITE PLAN REVIEW
CHRIS CONLON – BARBER SHOP
128 BROADWAY STREET
TAX MAP No. 171.6-1-36

Applicant presented her application to open a barber shop on the left side of the old Newton and Hill building where a craft store resides on the right side. The barber shop will be called Liv's Broadway Barber Shop and will have 2 chairs and possibly a third one to rent. The applicant will be doing men's cuts and men's hot shaves which will need a towel warmer. No ventilation is needed as there is no chemicals being used, i.e hair dye, perms, bleaching, etc.

T. Roche Did you own a shop previously? What will your hours be?

Applicant Olivia worked at a barber shop in Saratoga. Hours of operation will be Tuesday though Friday 9-5, Saturday and Sunday from 8-1.

T. Roche asked what kind of sign will be displayed.

Applicant explained that the sign will be identical to the one next door at the craft shop. A metal hanger and sign with the same dimensions. The windows will have vinyl lettering with the name of the barber shop. Olivia also explained she will be having a washer and dryer there so she can do her laundry (towels)

B. Taylor asked if there was a back entrance.

Applicant stated there is a back entrance however to get out the back, you have to walk through the bathroom and there is another door that leads to outside the building.

T. Roche asked about the coffee shop.

Applicant explained the coffee shop would be in the back of the building however it would not be any time in the near future.

T. Roche stressed that if the applicant does not have plans yet for the coffee shop, it is best to revisit the planning board in the future once she knows exactly what she wants to do with that space and idea.

A motion to send the application to the county, set a public hearing and notice surrounding homeowners was made by **B. Taylor** seconded by **J. Carroll**.

All ayes. Motion carried.

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

All ayes. Motion carried.

5. SITE PLAN REVIEW

DANIEL NICHOLS – DINER NENA & HOPES RIVERVIEW RESTAURANT
134 BROADWAY STREET
TAX MAP NO. 171.6-1-4.1

Applicant presented his application to open a diner which will serve breakfast and lunch and an occasional dinner by purchasing a ticket. The dinner nights would be themed, i.e Italian, Mexican, etc. Mr. Nichols will also be doing some catering.

T. Roche asked if Dan has experience in the restaurant business.

Applicant Dan previously owned two other restaurants in Lake George/Bolton.

B. Taylor Will you have a full liquor license?

Applicant will only have a beer and wine license for the dinners and will be open until 10:00 pm

T. Roche will you have a sign up out front or on the building?

Applicant there will be a sign over the front entrance and the parking lot.

J. Carroll will both of the signs be the same size?

Applicant yes

B. Taylor will the deck that is from the sidewalk to the door be handicap accessible?

Applicant yes. The handicap ramp will be accessible from the parking lot side of the building.

J. Carroll will you have any other kind of sign displayed?

Applicant yes. Dan will have a sandwich board out front displaying the specials, etc.

D. Armando the deck will need a building permit before it is started. There are no setback regulations as it is in the commercial zone, therefore the deck can be built right to the sidewalk.

J. Carroll how high will the deck be?

Applicant the deck will be as high as the front door with steps going up to the deck from the sidewalk.

D. Armando the deck ramp on the south side of the building will need to have a roof over it. The deck will need an elevation and floor plan. Dave also stated that his drawings for the deck will need an engineer stamp as it is in a commercial zone and the public will be using it.

Board requested that Dan comes back to the next meeting with some kind of plan of the deck.

Applicant Dan will go to Curtis Lumber and have them get a drawing on the computer.

Attorney asked if parking was an issue and Dan explained that there is a lot of parking out back.

T. Roche asked if the kitchen will have an Ansul system. Applicant is waiting for the current owner, Dan Dudley to move forward with the sale so he can complete the kitchen.

T. Roche asked when the deliveries will be made and applicant stated that most of the food will be picked up by him however when and if deliveries will be made, they will be out back.

A motion to send the application to the county, set a public hearing and notice surrounding homeowners was made by **B. Taylor** seconded by **J. Carroll**.

All ayes. Motion carried.

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

All ayes. Motion carried.

A motion to adjourn the meeting was made by B. Taylor and seconded by J. Carroll

Respectfully Submitted,



Janelle Rose
Planning Board Clerk

DRAFT