

Village of Fort Edward
PLANNING BOARD PUBLIC HEARING
September 15, 2020
6:30 pm, Fort Edward Village Hall (Zoom Meeting)
(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		Mary Ellen Stockwell	CJ Sullivan	
Tom Roche			Erin Dunlap	
Joe Carroll			Angela Lemery	
James Brooks			Lester Lemery	
			Tabitha Fish	
			Tadgh Nealon	
			Dave Armando	
			Pete Williams	
			Mike Dickinson	

*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 **July 8, 2020** meeting minutes was made by **B. Taylor**, seconded by **J. Brooks**.

All ayes. Motion carried.

- SITE PLAN REVIEW**
COFFEE & TEQUILA SHOP – CJ SULLIVAN & ERIN DUNLAP
152-158 BROADWAY
TAX MAP NO. 163.18-1-41

Applicant recapped what his goal is for his coffee shop and what the building will look like, ie. Garage Doors, inside and outside seating. The applicant plans on opening next summer.

Tom Roche asked if the board had any questions regarding the application.

Joe Carroll asked about the food truck that is noted on the drawing. Is it parked all the time or will it leave?

Applicant is not sure of that however he wanted to add it to the application in the event he gets a food truck to park there. He does not own a food truck, but he would see about having one come.

Tom Roche explained to the applicant that if he does get a food truck he would have to get a permit for it.

SEQRA Part I needs to be filled out by the applicant before it is referred to the county.

Attorney states that it does have to be filled out as part of the application. Attorney, board and applicant reviewed SEQRA Part 1 and filled out and the applicant will stop in to the office to sign. Once it is signed, it will be referred to the county.

Dave Armando is looking at the plot plan and sees 12 parking spaces where people will have to back out into the highway. We have a major intersection there and it needs to be discussed as its illegal to back out into a highway. If someone is backing out into Broadway and someone is coming out of East St. Right on red, there could be an issue there.

Tom Roche asked about the flower garden wall which will protect the seating area and not protecting the parked cars from the highway. Dave's point is an issue.

Applicant: Went online to parking lot designers and the only other option is no parking and you have to use the streets. That becomes an issue. CJ is open to ideas to eliminate an issue.

Tom Roche asked how deep the parking spots are. His idea is to parallel park. Come in from Broadway and exit out East Street. One way in and one way out.

Applicant: 22ft which is plenty of room to pull in one side and pull out of East Street. Parking will be parallel to the sidewalks.

Dave Armando also explained that it may be an issue with the county when it is referred up.

Attorney suggests that the applicant consults with the police department.

Dave and board agree that is the best route to take before referring to county.

Tom states a couple of things needed before sending to county: Signed SEQRA and a new drawing of the parking lot plan. These items will need to be submitted to Janelle by Friday September 18th to be up to the county same day.

A motion to accept the application was made by **B Taylor**, seconded by **Joe Carroll**. All ayes. Motion carried.

A motion was made to refer to county and set a public hearing pending the signed SEQRA and modified map was made by **James Brooks**, seconded by **Bernie Taylor**.

All ayes. Motion carried.

2. SITE PLAN REVIEW
MOTHER EARTH ASSOCIATES, LLC
13 NOTRE DAME STREET
TAX MAP NO. 171.6-2-44

Applicant is looking to run and operate an underground sprinkler service company. Primarily a business maintenance and repair of sprinklers, largely residential. We won't be doing anything on the property we will have our employees come in around 8 and park, leave for the day and come back with the service trucks and end their day. Tabitha will be operating the company in an office at the front of the building (Notre Dame St. side) The employees will be operating out of the garage at the rear of the building, which is sort of a loading dock area. Over the next few years, we would like to renovate and restore the building. Tad spoke to the historian, Paul McCarty and stated Paul said he can pick his brain on the history of the building.

T. Roche asked how many vehicles will be parked on the property at the end of the day?

Applicant states between 2-4 trucks which are just Toyota Tacoma's and two larger pick-up trucks. Applicant also pointed to the sketch they submitted there are 159 ft in the back that will be cleared so the vehicles can be parked there. It is a private road that belongs to them and shouldn't be an issue. They will make sure the direction of traffic is going out towards Canal Street.

T. Roche asked about hours of operation.

Applicant states anywhere between 8-9 am depending on the season and ending between 3-6 pm.

T. Roche asked if there will be equipment stored in the building to load and unload.

Applicant states that the trucks are all stocked. Not a lot of traffic. They will come in and see Tabitha, get their paperwork, have a quick discussion and go about their day. Periodically they will be coming to the building to stock. The equipment is a plow for installs and an air compressor the size of a lawn mower which will be stored in the loading dock.

T. Roche asked about increase in noise around the area with loading/deliveries.

Applicant states that vendor delivers in his truck and they get one large delivery in winter for the whole season. Not a lot of traffic for deliveries to the business.

T. Roche asked about outdoor changes to the building.

Applicant put on the sketch the fence along the property line out back. As far as the building there are no changes. They will be clearing a lot of overgrown brush out back and will be changed as far as beautification.

T. Roche explained to think big with the application and be broad with your idea so you do not have to come back before the board again.

Applicant states the only thing they will do to the building and the outside is restore the original bricks.

T. Roche asked about signs.

Applicant would just replace the sign that is there now with their logo. It will be colored as it is on their shirts and trucks.

J. Brooks asked if there are any hazmat issues and is there any waste?

Applicant said they only use RV antifreeze and the only waste is cardboard boxes. They will only be using regular size household containers with sprinkler heads.

J Carroll asked again about parking.

Applicant reiterated that it would be parking along the 159 ft area. You can come in off Canal St or Notre Dame St. They are waiting for a survey and once they know for sure where their property line is, they will put up signs with direction of traffic.

T Roche asked about lighting

Applicant is going to put up motion spot lights so when someone walks through there in the evenings, the light will come on. When the fence is up, they will install the solar caps as well.

B Taylor asked about the trucks being parked there at night lighting for security.

Applicant stated they will be putting up spot lights with security cameras.

Dave Armando stated they are meeting their set backs and the fence is a great idea with plenty of parking with one way in and one way out.

SEQRA was filled out by applicant during the meeting and will be emailed to Janelle.

A motion to accept the application with SEQRA emailed was made by B. Taylor, seconded by J. Carroll. All ayes. Motion carried.

A motion to set a public hearing and refer to county was made by J. Brooks, seconded by B. Taylor All ayes. Motion carried.

**3. SITE PLAN REVIEW
LA TILE & SUPPLY, LLC
73 EAST STREET
TAX MAP NO. 163.18-3-35.2**

Applicant has been in the line of selling tile flooring to meet the needs of upgrading people's homes. Looking to upgrade our area and support our community.

T. Roche is turning it over to James Brooks as he is on the LDC and is recusing himself from comments and questions towards this application.

J Brooks asked about traffic being generated in that location

Applicant stated that its mainly contractors and some do-it-yourselfers.

J Brooks asked about trucks in the location for deliveries.

Applicants state they would mostly be box trucks, like U-Haul trucks

J. Brooks asked about delivery times to not interfere with Amtrak.

Applicant confirmed that they would plan around Amtrak. They get deliveries at their location now between 11 am-3pm.

J Brooks explained to the applicants to make sure they broaden their hours of operation to ensure they are approved.

J Carroll asked about the food and beverage for the location.

Applicant explained it would be in phases but the main focus now is to get the tile business up and running first and they the café will come later.

J Carroll asked Code enforcement about the signs on the application.

D Armando confirmed that the 4ft x 1ft sign meets code and the sandwich boards are acceptable.

J Brooks asked about any waste

Applicant stated it is just cardboard, paper and bubble wrap.

Pete Williams thanked the applicant on behalf of the LDC and expressed that it's great for our community to have a good business in the train station and feels they will do well there.

D Armando asked about restrooms. Applicant said they will be available for the public. i.e passengers and customers.

Applicant asked about a POD on the location or a portable shed.

D Armando explained that the LDC and Village would have to approve it.

A motion to accept the application was made by B Taylor, seconded by J Carroll. All ayes. Motion carried.

A motion to set a public hearing and refer to the county was made by B. Taylor, seconded by J. Carroll. All ayes. Motion carried.

A motion to accept the minutes from the previous meeting was made by B. Taylor, seconded by J. Brooks All ayes. Motion carried.

A motion to adjourn the meeting at 7:42 pm was made by J. Carroll, seconded by B. Taylor All ayes. Motion carried.

Respectfully Submitted,



Janelle Rose
Planning Board Clerk