



## **DEPARTMENT OF CODE ENFORCEMENT**

118 Broadway, P.O. Box 345, Fort Edward, N.Y. 12828

Phone (518) 502-4146 Fax (518) 684-2242

[code@villageoffortedward.com](mailto:code@villageoffortedward.com)

April 1, 2025

To: **Rasheed Bhatti**  
**932 State Route 9**  
**Queensbury, NY 12804**

Location 211-215 Broadway  
Tax Map No. 163.17-2-14  
Zone **C1, Commercial**

RE: **Proposed Construction of Seven, Two Room Seasonal Rental Cabins**

This letter is this office's zoning determination relative to the above referenced project. The property is located in the **above referenced** zoning district in the Village of Fort Edward Zoning Law found at Chapter 350 of the Code of the Village of Fort Edward. In reviewing the proposed project under Chapter 350, I find the following:

☐ The proposed is in violation of the following section of village code:

☐ The project is not a permitted use in the zone in which it is located:

☐ The project does not meet the area/density requirements required by the Village of Fort Edward Zoning Law as follows:

☐ Does not meet the area/density requirements as follows:

☒ The project requires site plan review from the zoning board:

☐ The division of the parcel requires subdivision review from the zoning board.

☐ The project requires a special use permit from the zoning board.

Please note that if you disagree with this zoning determination as to allowed uses and/or density requirements, you have the right to appeal this determination to the Zoning Board of Appeals within 60 days of the date of this determination. In the event of an area and/or use denial, you also have the right to appeal to the Zoning Board of Appeals for a variance as applicable. These options have legal implications and we cannot provide you legal advice.

Thank you.

David Armando  
Code Enforcement Officer

SIGNATURES

***This section shall be signed by the Applicant which is usually the Owner. Where the Applicant is a tenant, contract purchaser, etc., this section shall be signed by such Applicant.***

The undersigned, being the Applicant of the foregoing application that is the subject of the foregoing application does hereby state that he/she/it has reviewed the foregoing application including all maps, plats, reports and other documentation supporting same, and that the information provided thereon is true and accurate. The undersigned specifically understands that the Village of Fort Edward Zoning Board of Appeals will rely on the truth and sufficiency of the information provided and the undersigned agrees to indemnify, defend and hold the Village of Fort Edward Zoning Board of Appeals (the "ZBA") and the Village of Fort Edward, its agents, employees and representatives harmless from any and all claims, suits, demands, losses, judgments or orders arising out of the inaccuracy or insufficiency of any of the information supplied by the undersigned or its agents.

The Village of ZBA may employ consultants, legal counsel, professional engineers, and/or inspection services for their assistance and advice in the review of any application before it and for such purposes as the ZBA may require therefor, including but not limited to; on site investigation, evaluation and inspection, verification of the accuracy of information submitted, evaluation of the adequacy of plans, of the sufficiency of submitted reports; flood hazard evaluation; study of the impact of proposals upon the resources and environment of the Village; preparation and/or review of any environmental impact statements; review of the design and layout of improvements; inspection of installed improvements; and such other services or technical assistance as the ZBA shall deem necessary for its review of such application, and for the administration of the Village, County, State, and Federal regulations in relation thereto. The Applicant authorizes the ZBA, as it deems necessary, to employ such assistance and agrees to reimburse the Village for the costs and fees associated with any requested consultants to assist them in their review and consideration of the application, whether it be for either technical or legal purposes. When appropriate the ZBA shall have the authority to request a deposit from the Applicant for the cost and fees associated with consultants in advance of the review.

Rasheed Bhatti BBhatti 3/31/2025  
Owner/Applicant Date

***Where the above Applicant is NOT the Owner (i.e., where the applicant is a contract purchaser or tenant), then the following must be executed by the Owner of the Property [Do not sign if Owner is the Applicant above]:***

The undersigned is the lawful owner of the property which is the subject of the foregoing application and consents to the application and any and all conditions that might be imposed by the ZBA concerning said application. This application may be treated as if the owner himself/herself/itself submitted same. The applicant as noted on this application has my permission to agree to any reasonable conditions and to otherwise take such actions as are necessary to obtain the approval for the proposal requested herein.

Rasheed Bhatti BBhatti 3/31/2025  
Owner/Applicant Date

***If the applicant or owner has an agent such as an attorney, engineer, design consultant, or employee, the following must be executed. Must be executed for each agent appearing before the Zoning Board of Appeals:***

The undersigned, being the applicant of the attached application, does hereby authorize the following person and/or firm, to represent me with regard to the foregoing application at all meetings before the ZBA and further promise to the ZBA that said person and/or firm has the authority to make statements and representations on my behalf to the V ZBA and to agree to conditions of said ZBA.

Designated Agent GARY HUGHES  
Agent's firm \_\_\_\_\_  
Address 15 PINE WOOD HOLLOW ROAD  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

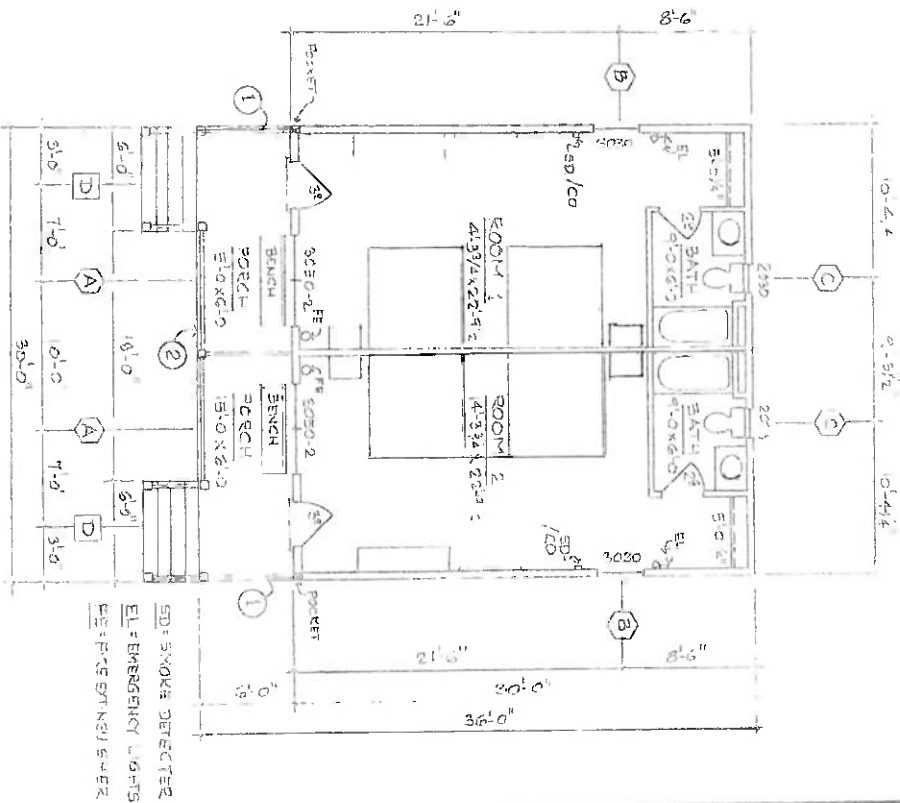
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <i>Spring Motor Inn</i>							
Project Location (describe, and attach a location map): <i>211-215 Broadway</i>							
Brief Description of Proposed Action: <i>Construction of Seven 30'x36', 2 Room Seasonal Cabins with 6'x30' porch. Cabins to be elevated above grade on sonotube footings/foundation. (DA)</i>							
Name of Applicant or Sponsor: <i>Rasheed Bhatti</i>		Telephone: <i>(518) 796-2999</i>					
		E-Mail:					
Address: <i>932 State Route 9</i>							
City/PO: <i>Queensbury</i>		State: <i>NY</i>	Zip Code: <i>12804</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<i>6.51</i> acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Rasheed Bhatti</u> Date: <u>3/31/2025</u> Signature: _____		



FIRST FLOOR PLAN: SCALE 1/8" = 1'-0"

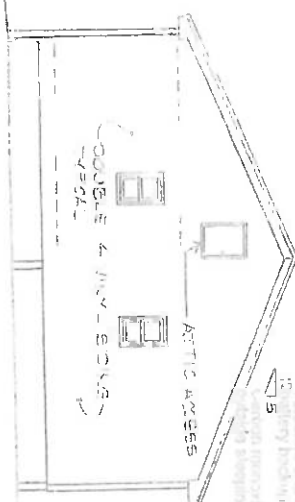
SPRING MOTOR INN

215 BROADWAY, FORT EDWARD, NEW YORK

SCALE: 1/8" = 1'-0"

DATE: 2/24/25

REV: 1/24/25



REAR ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/8" = 1'-0"

SPRING MOTOR INN

215 BROADWAY, FORT EDWARD, NEW YORK

SCALE: 1/8" = 1'-0"

DATE: 2/24/25

REV: 1/24/25

