

**Village of Fort Edward**  
**Planning Board Meeting**  
**Date: April 16, 2025 – 6:00 pm**

**Roll Call:** Bernie Taylor, Doreen Rabine, Nasrene Haj, Tabitha Fish.

**Absent:** Tadgh Nealon, Peter Amorosi, Dan Boucher

**Approval Minutes from March**

**Motion by:** Doreen Rabine

**Seconded by:** Tabitha Fish

**Present:** Rebecca Smith, Miguel Cervantes, Shawn Staunches, Maddelyn Ash, Meagan Hall, Kerrie LeClair, Brian LeClair, Michelle Swinton, Nancy Bell, Ed Carpenter, John Boucher, Jr., Kyle Cozzens, Jeffrey Greene, Rasheed Bhatti.

**Summary**

The meeting focused on the public hearing for Kerrie's on Broadway, discussing the environmental assessment and boundary line adjustment, as well as a site plan review for seasonal cabins. Key decisions included the approval of the public hearing and the conditions for the boundary line adjustment and site plan. Additionally, the meeting addressed the approval process for the construction of new cabins on a commercial property, discussing site plans, capacity, and construction timelines. Key decisions included setting a deadline for submitting necessary documentation by May 1st and scheduling a public hearing for May 21st.

**PUBLIC HEARING**

**1. Public Hearing for Kerrie's on Broadway**

A motion to open the public hearing was made by **Bernie Taylor**, seconded by **Doreen Rabine**.

All ayes. Motion carried.

- Carrie provided background information about the diner and its operations.
- Concerns were raised about potential conflicts with Mama's Cafe, the only other diner in town, regarding hours of operation and shared parking. The board member was corrected that there is another diner in town as well, Ye Old Fort Diner on East Street.
- The board agreed that communication with neighboring businesses is essential to avoid conflicts.
- Kerrie plans to open on May 1<sup>st</sup>, 2025.

**2. Environmental Assessment - SEQRA - Board Review**

- The board discussed whether the proposed action would conflict with land use plans or increase traffic, concluding that it would not.
- A question was raised about the availability of public restrooms, which will be included in the site plan.
- A motion was made to adopt a negative declaration indicating that the project would not have significant adverse effects. The motion was made by **Bernie Taylor**, seconded by **Doreen Rabine**.

All ayes. Motion carried.

A motion to approve the application was made by **Tabitha Fish**, seconded by **Bernie Taylor**.

All ayes. Motion carried.

**NEW BUSINESS**

**3. Boundary Line Adjustment – Jeffrey Greene 230 – 232 Broadway**

- The board recommended that a copy of the survey and a deed consolidating the property be submitted to the county.
  - It was emphasized that a real estate attorney may be needed to draft the new deed.
  - The motion to approve the boundary line adjustment with the condition that a copy of the deed documents be submitted to the village was made by **Tabitha Fish**, seconded by **Doreen Rabine**.
- All ayes. Motion carried.

#### **4. Site Plan Review for Seasonal Cabins – Rasheed Bhatti 211-215 Broadway - Spring Motor Inn**

- Mr. Bhatti presented plans for seasonal cabins to be added to the existing motel property.
- The cabins will be individual units, with no heating, and will be operational from May to October.
- The board inquired about parking availability and confirmed that there is sufficient parking for the existing buildings as well as the new units.

#### **5. Site Plan and Construction Overview**

- The lot is divided into two zones, with one being commercial and the other residential.
- There are three road attachments to the property: Marion Street, Beverly Street, and Broadway.
- The future plans include additional development on the back lot which is residential.

#### **6. Capacity and Usage**

- The existing motel has 14 rooms, with 6 king beds and the rest having double beds.
- The new cabins will add approximately 28 additional guests, bringing the total capacity to around 44 people on-site. Board asked Dave Armando if this addition will stay within the sewer and water capacity. Dave and Mr. Bhatti stated that there is a 6" line for sewer, so there should be no issues. Dave is not sure about water. He will ask the water department to confirm and issue a letter to the Planning Board for the next meeting.
- The peak occupancy typically occurs during weekends in July when school is closed.

#### **7. Additional Considerations**

- Outdoor lighting will consist of standard lights, with three to four lights in each unit.
- Fencing will be minimal, aimed at providing privacy for the hotel.
- Landscaping will include green grass and other available plants to enhance the property's appearance.

#### **8. Construction Schedule and Approval Process**

- Construction is expected to begin in early June, as long as there is approval for the project.
- A public hearing is scheduled for May 21st, with a deadline for submitting documentation set for May 1st.
- The construction will include insulation for cooling purposes, despite the units being unoccupied during winter months.
- A motion to set the public hearing was made by **Tabitha Fish**, seconded by **Doreen Rabine**. All ayes. Motion carried.
- A motion to refer to Washington County Planning was made by **Bernie Taylor**, seconded by **Doreen Rabine**. All ayes. Motion carried.

A motion to adjourn the meeting was made by **Tabitha Fish**, seconded by **Doreen Rabine**.

All ayes. Motion carried.

Respectfully submitted,

Janelle Rose  
Planning/Zoning Board Clerk