

**Village of Fort Edward
Planning Board Meeting**

Date: March 11, 2025, 6:00 p.m.

Roll Call: Bernie Taylor, Nasrene Haj, Doreen Rabine

Absent: Tadgh Nealon, Tabitha Fish, Peter Amorosi, Dan Boucher

Present: Edwin Robbins, Kerrie LeClair, Rebecca Smith, Irma Hamblin, Jeff Hamblin, Bill Nikas, Hollis Brownell, Sueann Adams, Allie Adams, Emily Adams, James Adams, Brenda Fosco, Debb Story, Pamela Harrington, Brian LeClair, Laurie Beadleston, Melanie Dickinson, Mike Dickinson, Keith Deniston, Marilyn Deniston, Kevin Godfrey, Mary Salem, Charles Neddo, Meagan Hall, Renee Archambault, Edwin Rivera, Michelle Swinton, Kyle Cozzens, Denise Mayer, David Cutler, Andy Szostak, Colleen Massa.

Approval Minutes of February 19, 2025

Motion by: **Doreen Rabine**

Seconded by: **Bernie Taylor**

All ayes. Motion carried.

PUBLIC HEARING - GRUMBELLIES

Summary

The meeting focused on the continuation of a public hearing regarding a site plan review for a new business sign and the approval of previous meeting minutes. Key decisions included the approval of the site plan with a six-month completion condition and the need for further design consistency discussions.

1. Approval of Previous Meeting Minutes

- The minutes of the last meeting held on February 19th were approved without objection.
- The board acknowledged that the decision of last month's meeting was tabled due to insufficient review time and the absence of a design mock-up.

2. Discussion on Signage for New Business

- The applicant confirmed that the new sign will be the same size and color as the previous one, with only the name changed.
- Concerns were raised about the sign's consistency with existing businesses on Broadway, as new businesses have emerged since the previous sign was removed.

3. Public Hearing Guidelines

- The board limited public comments to three minutes each to avoid duplicative remarks.
- The focus of the public hearing was strictly on the site plan review, not on the sign's content.

4. SEQRA

- The board unanimously agreed to a motion for a negative declaration regarding the environmental impact of the proposed action.
- The site plan was approved with the condition that construction must be completed within six months, after which the applicant must return to the board if an extension is needed.

A motion to approve the application with the conditions mentioned above was made by **Doreen Rabine**, seconded by **Bernie Taylor**.

Roll Call

Bernie Taylor – Aye

Doreen Rabine – Aye

Nasrene Haj - Aye

NEW BUSINESS – KERRIE’S ON BROADWAY

Summary

The applicant was asked by the board to present their application. At that time the applicant, Kerrie LeClair stated that she would like to open her diner at 70 Broadway, Fort Edward. She currently owns and operates Kerrie’s Northway Diner in Queensbury and needs to move. The diner will consist of the classic diner foods and the hours of operation will be: Mon – Sat. 6:30 am – 6:00 pm. Sunday’s 7:00 am – 1:00 pm.

1. Signage

- The board asked about signage for the diner. The applicant explained that they would be using the same sign that was there, just changing the logo to Kerrie’s On Broadway. A sketch was included with the application.
- The board members also asked about the bathrooms in the building. Originally, when it was the Family Diner, the bathrooms were not handicapped accessible.
- Code enforcement, Dave Armando stated to the board that the bathrooms were ok to open, however the applicant will be upgrading them to handicap accessible.

2. Disposal of trash

- The board asked about garbage removal and the applicant said she has contacted Twin Bridges to have a dumpster put out back of the restaurant.

With no other questions from the board, the board moved to set a public hearing for April 16th, 2025, at 6:00 p.m. and refer to Washington County Planning.

A motion was made by **Doreen Rabine**, seconded by **Bernie Taylor**. All ayes. Motion carried.

A motion to adjourn was made by **Doreen Rabine**, seconded by **Bernie Taylor**. All ayes. Motion carried.

Respectfully submitted,

Janelle Rose
Planning/Zoning Board Clerk