



## 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)

February 10, 2025

To: Kerrie Leclair  
fka Kerie's Northway Diner  
54 Main Street  
Queensbury, NY 12804

Location 70 Broadway  
Tax Map No. 171.6-3-51  
Zone Commercial/Historic

RE: Proposal for a new Hometown Restaurant/Diner at 70 Broadway

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 setback requirements of \_\_\_\_\_ feet;

Does not meet the area/density requirements as follows: \_\_\_\_\_

Other: \_\_\_\_\_

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

SITE PLAN REVIEW APPLICATION  
GENERAL INFORMATION

APPLICANT/OWNER INFORMATION (If Applicant is NOT Owner, Submit Authorization)

Applicant Name KERRIE LECLAIR  
Applicant Address 10436 STATE RTE 22  
GRANVILLE, NY 12832

Phone Number (518) 361-1926 Fax Number \_\_\_\_\_

Owner Name (if not applicant) ~~KERRIE LECLAIR~~ NEAL & LISA ORSINI  
Owner Address 67 BROADWAY (ANVIL INN)  
FORT EDWARD, NY 12828

Phone Number (518) 747-0556 Fax Number \_\_\_\_\_  
~~(518) 361-1926~~

APPLICANT'S REPRESENTATIVE (Submit Authorization)

Name REBECCA SMITH  
Address C/O BELLARINE BOOKKEEPING  
352 REYNOLDS RD.  
FORT EDWARD NY 12828

Phone Number 518.338.8444 Fax Number \_\_\_\_\_

PROPERTY INFORMATION

Project Location 64-70 BROADWAY  
Tax Map # 171.6-3-51  
Current Lot Size .44 ACRES

Portion of Lot Currently Developed (sq. ft) ~~1360?~~ 1540? SQ. FT.

Percentage of Lot Currently Developed (Portion of Lot Currently Developed/Lot Size) 8 %

Portion of Lot to be Developed (sq. ft) 1540 SQ. FT (USE OF CURRENT DINER BUILDING)

Total Percent of Lot to be Developed After Project (Portion of Lot Developed + Portion of Lot to be Developed/Lot Size) 8 %

Description of Proposed Use of Property  
FULL SERVICE RESTAURANT/DINER TO SERVE PREPARED MEALS.

**SIGNATURES**

The undersigned, being the owner of the property that is the subject of the foregoing application including all maps, plats, reports and other documentation supporting same, does hereby state that he/she/it has reviewed the foregoing application including all maps, 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 Planning Board 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 Planning Board 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.

Kerrie LeClair  
Owner/Applicant

2-20-25  
Date

***If the Owner is not the applicant, then the following must be executed by the owner:***

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 Village of Fort Edward Planning Board concerning said site plan review. 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.

\_\_\_\_\_  
Owner/Applicant

\_\_\_\_\_  
Date

***If the applicant or owner has an agent, the following must be executed:***

The undersigned, being the applicant/owner of the property which is the subject of the foregoing application, does hereby authorize the following person and/or firm, to represent me with regard to the foregoing application at all meetings before the Village of Fort Edward Planning Board and further promise to the Village of Fort Edward Planning Board that said person and/or firm has the authority to make statements and representations on my behalf to the Planning Board and to agree to conditions of said Planning Board.

Designated Agent REBECCA SMITH  
Agent's firm BELLARINE BOOKKEEPING  
Address 352 REYNOLDS RD, FORT EDWARD, NY 12828  
Phone 518-338-8444 Fax N/A

Kerrie LeClair  
Owner/Applicant

2-20-25  
Date



**VILLAGE OF FORT EDWARD**  
118 Broadway, P.O. Box 345, Fort Edward, N.Y. 12828  
Phone (518) 747-4023 Fax (518) 747-0476  
[www.villageoffortedward.com](http://www.villageoffortedward.com)

**BOARD OF TRUSTEES**  
Mayor Matthew Traver  
Trustee Peter Williams  
Trustee John Boucher Jr  
Trustee Dave Cutler  
Trustee Edward Carpenter

**AUTHORIZATION OF AGENT**

*Property Owner's should use this form to designate and/or authorize someone other than themselves to represent them or to authorize them to file for approval(s) and/or permits on their behalf. Please submit a separate form for each designated project related representative or agent.*

**Property Information**

Tax Parcel ID Number: 171.6-3-51

Street Address: 70 BROADWAY

Actions(s): Check all that apply

- Use Variance
- Area Variance
- Special Use Permit
- X Site Plan Review
- Subdivision of Land
- Sign Permit
- Other \_\_\_\_\_

I, ORSINI, the current owner of the above referenced property, hereby designate \_\_\_\_\_ to act as my representative/agent regarding the above specified actions.

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Phone: \_\_\_\_\_

Official Address: \_\_\_\_\_

# 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>			
KERRIE'S ON BROADWAY, KERRIE LECLAIR			
Name of Action or Project: KERRIE'S ON BROADWAY			
Project Location (describe, and attach a location map): TO BROADWAY (PKA JAN CANS, BROADWAY DINER)			
Brief Description of Proposed Action: INTERNAL MODIFY/ALTERATIONS NO NEW CONSTRUCTION OR ADDITIONS USE OF EXISTING SIGN POSTS COLOR SCHEME: BLACK, WHITE, RED			
Name of Applicant or Sponsor: KERRIE LECLAIR		Telephone: 518-361-1926	
		E-Mail: K2CAREBEAR19@YAHOO.COM	
Address: 10436 STATE ROUTE 22			
City/PO: GRANVILLE	State: NY	Zip Code: 12832	
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.		NO <input checked="" type="checkbox"/>	YES <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: NYS DEPT OF HEALTH DEPT OF CODE ENFORCEMENT - CERTIF OF OCCUPANCY		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.44	acres
b. Total acreage to be physically disturbed?		0	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0	acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" 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			



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  <input checked="" type="checkbox"/>	YES  <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  <input checked="" type="checkbox"/>	YES  <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  <input checked="" type="checkbox"/>	YES  <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>Kerrie DeClair</u>		Date: <u>2/22/25</u>
Signature: <u>Kerrie DeClair</u>		

STATE OF NEW YORK  
 COUNTY - Washington  
 TOWN - Fort Edward  
 VILLAGE - Fort Edward  
 SMIS - 533001

2 0 2 4 F I N A L A S S E S S M E N T R O L L  
 THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES  
 OWNERS NAME SEQUENCE  
 UNIFORM PERCENT OF VALUE IS 088.00

PAGE 207  
 VALUATION DATE-JUL 01, 2023  
 TAXABLE STATUS DATE-MAR 01, 2024

TAX MAP PARCEL NUMBER	CURRENT OWNERS NAME	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	TAXABLE VALUE	TOWN	SCHOOL
171.14-1-31	Olsen Steven D	515 Drifting Ridge Rd	22,700	BAS STAR 41854	0	0	30,630
Fort Edward, NY 12828		Hudson Falls	155,000	VILLAGE TAXABLE VALUE	155,000		
		210 1 Family Res	155,000	COUNTY TAXABLE VALUE	155,000		
		Lot 78	0.39 BANK	TOWN TAXABLE VALUE	124,370		
		FRNT 100.00 DPTH	EAST-0738113 NRTN-1611852	FD301 Fort Edward fire	155,000 TO		
		DEED BOOK 1718 PG-131	FULL MARKET VALUE	SD301 Ft ed/kings swr 2	155,000 TO C		
163.14-3-26	Olson Eric	10 Burgoyne Ave	155,000				
Olson Denise		210 1 Family Res	30,100	VILLAGE TAXABLE VALUE	160,000		
10 Burgoyne Ave		H L G & B Filed Survey #	160,000	COUNTY TAXABLE VALUE	152,676		
Fort Edward, NY 12828		233/459 384/699 IMAT 3084	FRNT 133.00 DPTH	TOWN TAXABLE VALUE	152,676		
		ACRES 0.72	EAST-0735868 NRTN-1619237	SCHOOL TAXABLE VALUE	160,000		
		DEED BOOK 3711 PG-325	FULL MARKET VALUE	FD301 Fort Edward fire	160,000 TO		
				SD301 Ft ed/kings swr 2	160,000 TO C		
171.6-3-51	Orsini Neal T	64-70 Broadway	160,000				
Orsini Lasa M		484 1 use sm bld	34,500	VILLAGE TAXABLE VALUE	60,000		
13 Old Fort Rd		Rest	60,000	COUNTY TAXABLE VALUE	60,000		
Fort Edward, NY 12828		FRNT 139.00 DPTH	ACRES 0.44	TOWN TAXABLE VALUE	60,000		
		EAST-0736404 NRTN-1615858	DEED BOOK 20191 PG-25582	SCHOOL TAXABLE VALUE	60,000 TO		
		FULL MARKET VALUE		FD301 Fort Edward fire	60,000 TO		
				SD301 Ft ed/kings swr 2	60,000 TO C		
171.6-6-19	Orsini Neal T	13 Edward St	113,000				
Orsini Lasa M		220 2 Family Res	29,100	VILLAGE TAXABLE VALUE	113,000		
13 Old Fort St		H L G	113,000	COUNTY TAXABLE VALUE	113,000		
Fort Edward, NY 12828		FRNT 120.00 DPTH	ACRES 0.47	TOWN TAXABLE VALUE	113,000		
		EAST-0735996 NRTN-1615564	DEED BOOK 3791 PG-24	SCHOOL TAXABLE VALUE	113,000 TO		
		FULL MARKET VALUE		FD301 Fort Edward fire	113,000 TO		
				SD301 Ft ed/kings swr 2	113,000 TO C		





**Kerrie Leclair**

fka Kerrie's Northway Diner

51 Main St, Queensbury, NY 12804

518-361-1926

February 7, 2025

**Village Board of Fort Edward**

118 Broadway

Fort Edward, NY 12828

**Subject:** Proposal for a New Hometown Restaurant/Diner at 70 Broadway, Fort Edward, NY

Dear Village Board Members,

I hope this letter finds you well. I am writing to formally propose the establishment of a new hometown restaurant/diner at **70 Broadway, Fort Edward, NY 12828**—the former location of a beloved family diner that has been closed for almost a decade. As a dedicated member of community and wanting to preserve a hometown feel, I believe it is time to revitalize this space and bring back a welcoming, family-friendly eatery that will serve as a cornerstone for both residents and visitors.

The vision for this new restaurant/diner is to **recreate the warm, small-town dining experience that Fort Edward residents fondly remember**, offering delicious, home-cooked meals in a cozy setting. This establishment will not only provide a gathering place for friends and families but also contribute to the local economy by generating jobs and with the wish that it will attract foot traffic to other nearby businesses.

Our mission is to:

- **Preserve the hometown charm** of a classic diner while incorporating modern conveniences.
- **Support local farmers and suppliers** by sourcing fresh ingredients from the region.
- **Create employment opportunities** for residents of Fort Edward and surrounding areas.
- **Encourage economic growth** by bringing visitors into town and revitalizing a long-vacant restaurant/diner property.

I kindly request the Village Board's support in this endeavor and would appreciate the opportunity to discuss potential zoning approvals, business incentives, or community partnerships that could help make this project a success. It is my goal to **honor the history of this location while bringing new energy to our community**.

I would welcome the chance to present my full business plan at a future board meeting and look forward to your guidance on how best to move forward with this proposal. Please feel free to contact me at your earliest convenience to discuss the next steps.

Thank you for your time and consideration. I look forward to working together to bring this exciting project to Fort Edward.

Sincerely,

*Kerrie Leclair*