

SITE PLAN REVIEW APPLICATION
GENERAL INFORMATION

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

Applicant Name Michelle Van Wagner
Applicant Address 54 Platt Street
Glens Falls, NY 12801

Phone Number 518-429-9994 **Fax Number** _____

Owner Name (if not applicant) CBAM Investors
Owner Address 128 Broadway
Fort Edward

Phone Number (518) 796-8381 **Fax Number** _____

APPLICANT'S REPRESENTATIVE (Submit Authorization)

Name _____
Address _____

Phone Number _____ **Fax Number** _____

PROPERTY INFORMATION

Project Location 128 Broadway, Fort Edward, NY
Tax Map # 171.6-1-36
Current Lot Size 54' x 147' 7938 SQUARE FEET
Portion of Lot Currently Developed (sq. ft) 4578 SQUARE FEET
Percentage of Lot Currently Developed
(Portion of Lot Currently Developed/Lot Size) 58%
Portion of Lot to be Developed (sq. ft) 0
Total Percent of Lot to be Developed After Project
(Portion of Lot Developed + Portion of Lot to be Developed/Lot Size) 58%

Description of Proposed Use of Property

Store - Retail (Furniture + home-decor) - retail/thrift experience
of usable items for the home + artwork + design details - displayed in uncluttered
vinettes. Items are curated from me as well as consigners/collectors -
- mostly used, previously owned to include antiques and newer products

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.

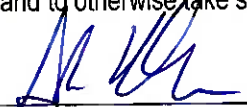
Owner/Applicant

7/13/26

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

7/13/2026

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 _____

Agent's firm _____

Address _____

Phone _____

Fax _____

Owner/Applicant

Date

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.

Part 1 - Project and Sponsor Information							
Name of Action or Project: CRAM Investors							
Project Location (describe, and attach a location map): 128 Broadway							
Brief Description of Proposed Action: Would like to open Retail Store in Vacant Store Front							
Name of Applicant or Sponsor: Michelle Van Wagner		Telephone: 518-429-9794					
		E-Mail: michvwagner@gmail.com					
Address: 54 Platt Street							
City/PO: Glens Falls, NH		State: NY	Zip Code: 12801				
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%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;">☒</td> <td style="text-align: center; padding: 5px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
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%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;">☒</td> <td style="text-align: center; padding: 5px;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3.a. Total acreage of the site of the proposed action?		.18 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?		.18 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	☒	☐	☐
b. Consistent with the adopted comprehensive plan?	☒	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☒	☐	☐
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	☐
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: _____	☐	☒	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☒	☐	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☒	☐	☐
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?	☒	☐	☐
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: _____	☒	☐	☐
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ 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?	☒	☐	☐
16. Is the project site located in the 100 year flood plain?	☒	☐	☐
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? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES	☒	☐	☐

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 ☐
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 ☐
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 ☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u> <i>Mina</i> </u> Date: <u> 7/13/24 </u> Signature: _____		



VILLAGE OF FORT EDWARD

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

Phone (518) 747-4023 Fax (518) 684-2242

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:

Street Address:

Actions(s): Check all that apply

- ☐ Use Variance
- ☐ Area Variance
- ☐ Special Use Permit
- ☐ X Site Plan Review
- ☐ Subdivision of Land
- ☐ Sign Permit
- ☐ Other _____

I, Adam Mullin, the current owner of the above referenced property, hereby designate Michelle Van Wagner to act as my representative/agent regarding the above specified actions.

Date:

Name:

Signed:

Phone:

Official Address:

Plot Diagram: Locate building, show street names, location of proposed sign on building, dimensions, elevation height, setback distances from all adjacent property lines and buildings.

