

Updated Submission

SITE PLAN REVIEW APPLICATION  
GENERAL INFORMATION

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

Applicant Name Laura Niles  
Applicant Address 685 Watervliet Shaker Rd  
Po Box 604  
Latham, NY 12110-9998  
Phone Number 516-375-7405 Fax Number \_\_\_\_\_

Owner Name (if not applicant) Applicant - Spark Residence, LLC  
Owner Address \_\_\_\_\_  
\_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

APPLICANT'S REPRESENTATIVE (Submit Authorization)

Name N/A  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

PROPERTY INFORMATION

Project Location 192 Broadway  
Tax Map # 163.18-1-58  
Current Lot Size .11 ACRE 4792 SQ. FEET  
Portion of Lot Currently Developed (sq. ft) 2036 SQ. FEET  
Percentage of Lot Currently Developed  
(Portion of Lot Currently Developed/Lot Size) .425%  
Portion of Lot to be Developed (sq. ft) ~~364 SQ. FEET~~ 0  
Total Percent of Lot to be Developed After Project  
(Portion of Lot Developed + Portion of Lot to be Developed/Lot Size) ~~.50%~~ .425%  
Description of Proposed Use of Property  
Adult Day Center.

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.

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

12/17/2025  
\_\_\_\_\_  
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.

\_\_\_\_\_  
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 \_\_\_\_\_

Agent's firm \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

**STEP 1**

**SKETCH PLAN SUBMISSION  
REQUIREMENTS CHECKLIST**

***All information below must be provided for the ZBA to review your application.***

1. By the **first day of the month** before the next ZBA meeting, the applicant must submit EIGHT (8) copies of a sketch plan. The sketch plan must comply with the requirements of the Village of Fort Edward Site Plan Review Law.
2. Sketch Requirements:
  - a. A statement and rough sketch map based on a tax map or other survey map showing the locations and dimensions of principal and accessory structures, parking areas, access signs, existing and proposed vegetation and other proposed features, anticipated changes in the existing topography and natural features.
  - b. Site Location map showing the parcel that is the subject of the application for site plan review and surrounding properties, subdivisions, public and private roads, streets, right-of-way, easements and other pertinent features, e.g.: Washington County highway map.
  - c. A topographic or contour map to show site topography from a United States Geological Survey (USGS) sheet or map.
  - d. A copy of the current and, if applicable, proposed deed for the property.
3. Applicant to attend ZBA meeting to discuss the project. PLEASE NOTE that failure to appear before the ZBA may result in your application being tabled and/or denied without prejudice to re-apply or such other action as the ZBA may determine.

**STEP 2**

**SITE PLAN REVIEW**

***All information below must be provided for the ZBA to review your application.***

1. By the **first day of the month** before the next ZBA meeting, the applicant must submit EIGHT (8) copies of this package including any maps and additional submissions, EIGHT (8) copies of the Short or Long Environmental Assessment Form (as determined at the sketch review), EIGHT (8) copies of the agricultural data sheet (if required), EIGHT (8) copies of the site plan (discussed later in this application), and a check for **\$65.00** for the site plan review application processing fee.
2. Site Plan Requirements

**All of the following information MUST be supplied unless the applicant requests, and the ZBA agrees, to waive any of the following:**

- A. Site Map. Eight copies of the plat are to be filed with the Village Clerk. The size of the sheets shall be 11 inches by 17 inches or larger, including a margin for binding of two inches, outside of the border, along the left side and a margin of one inch outside of the border along the remaining sides. It is the preference that such plans be 11 inches by 17 inches, provided that if the applicant or the ZBA determine that the project cannot be adequately reviewed due to the size of such plans, such larger plans as the applicant or the ZBA may request or require shall be submitted. This shall be drawn at a scale of one-inch to equal fifty (50) feet or larger and shall show existing topography at contour intervals of not more than five (5) feet. This map shall show the site area and any pertinent natural features that may affect the proposed use such as watercourses, wetlands, wooded areas, areas subject to flooding, flood zones etc.

# 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.

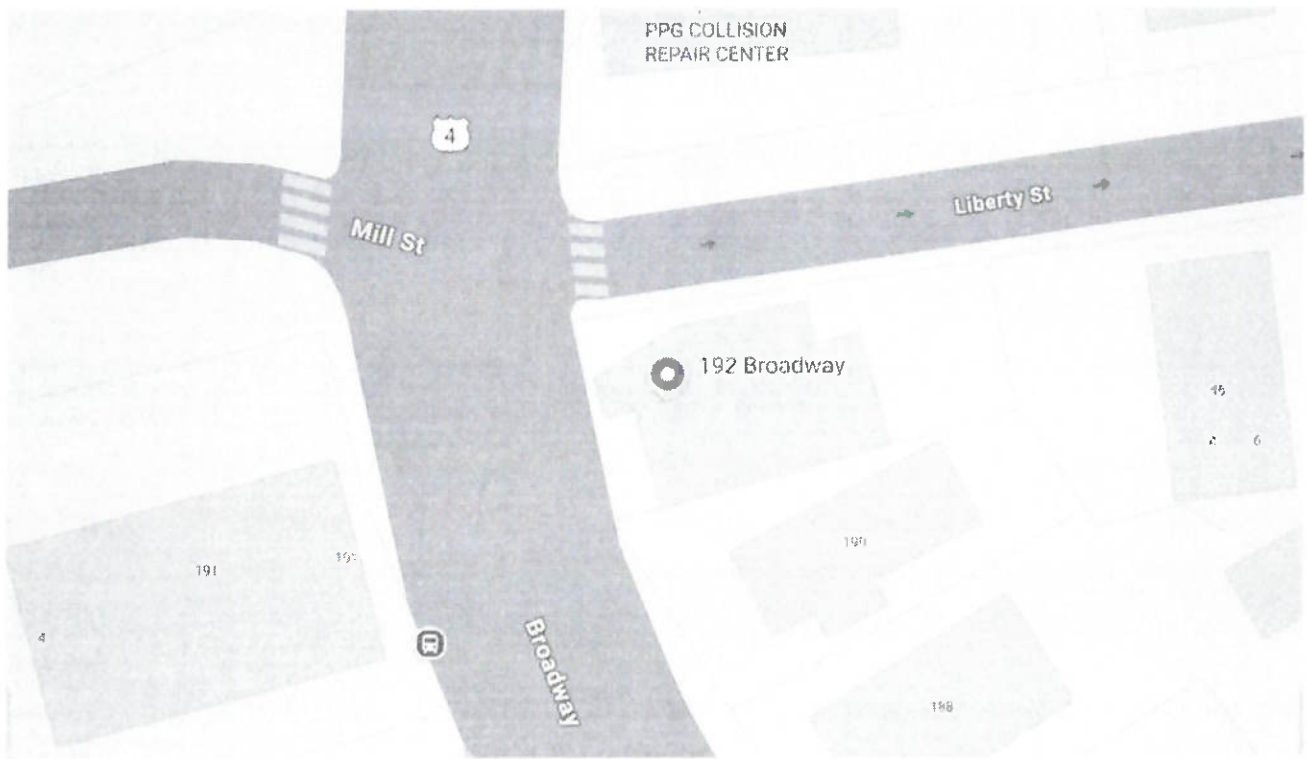
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <span style="font-size: 1.2em; font-family: cursive;">Spark Residence 1, LLC</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em; font-family: cursive;">192 Broadway, Fort Edward, NY 12828</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em; font-family: cursive;">Adult Day center</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em; font-family: cursive;">Laura Niles</span>		Telephone: <span style="font-size: 1.2em; font-family: cursive;">516-375-7405</span>	
Address: <span style="font-size: 1.2em; font-family: cursive;">3907 State Route 9L</span>		E-Mail:	
City/PO: <span style="font-size: 1.2em; font-family: cursive;">Lake George</span>		State: <span style="font-size: 1.2em; font-family: cursive;">NY</span>	Zip Code: <span style="font-size: 1.2em; font-family: cursive;">12845</span>
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 type="checkbox"/>
			YES <input checked="" 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:			NO <input type="checkbox"/>
<span style="font-size: 1.2em; font-family: cursive;">NYS Dept of Health, OPWDD</span>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 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	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input 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	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	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: _____	<input checked="" 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 checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<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: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<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
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
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Laura Niles</u> Date: <u>12/12/2025</u>		
Signature: <u>Laura Niles</u>		

**SPARK RESIDENCE  
& ADULT DAY CENTER  
192 Broadway  
Fort Edward, NY 12828**

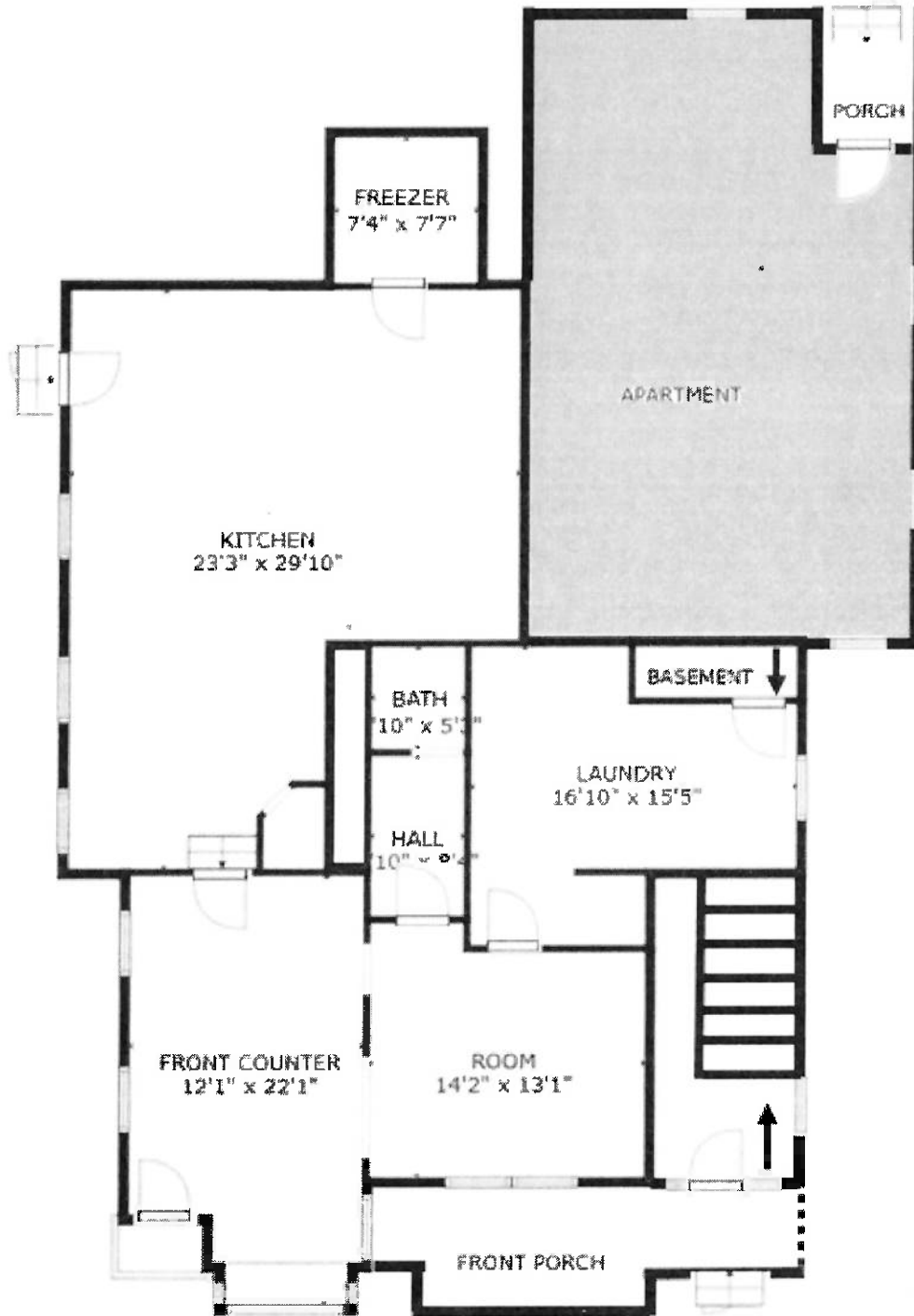


2/9/26 - Revised Plan

Not expanding building footprint.  
Interior alterations only.

EXISTING - BAKERY

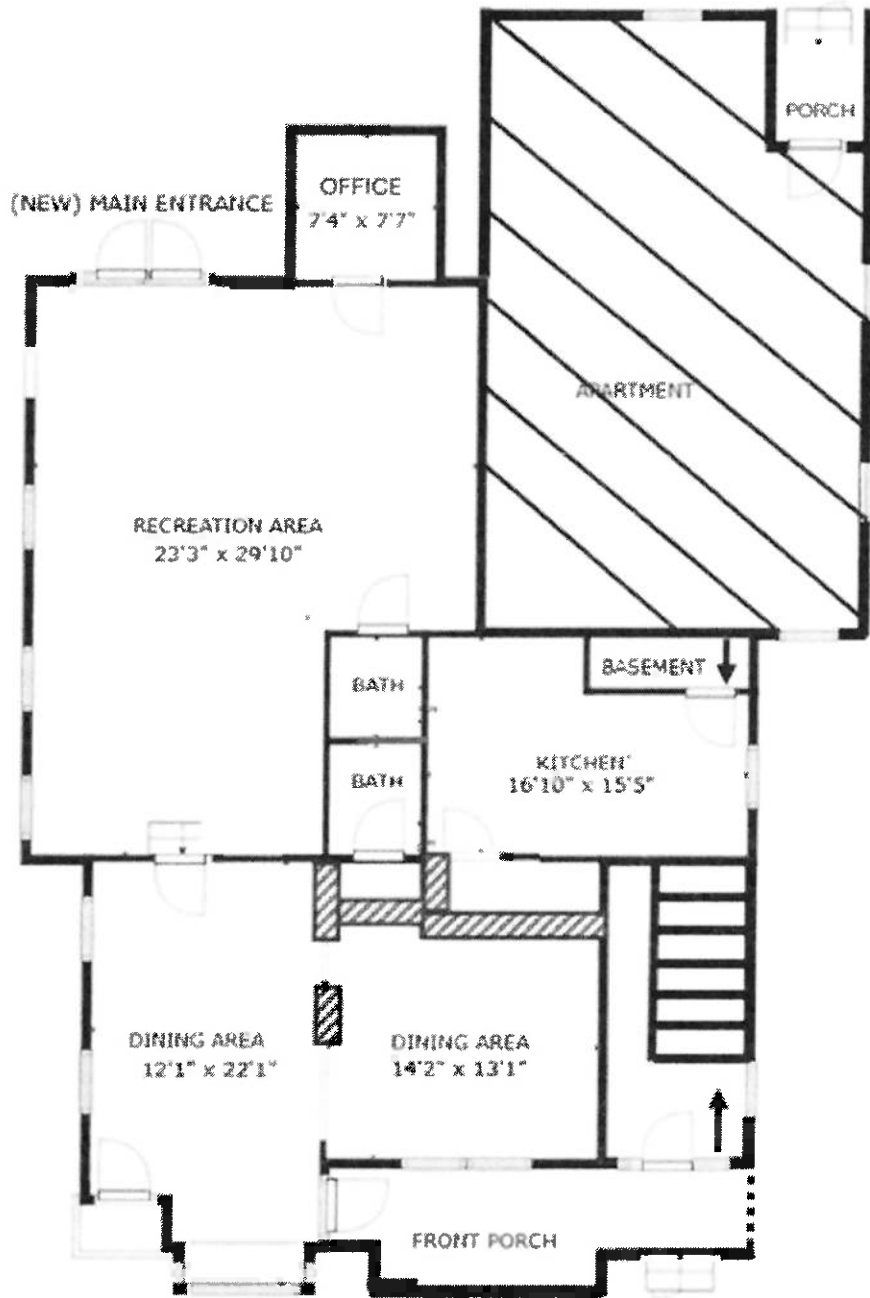
BACK



FRONT

PROPOSED – ADULT DAY CENTER

BACK



FRONT