



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

ZONING BOARD OF APPEALS AGENDA

Meeting: August 19, 2026, 6:00 p.m.

118 Broadway, Fort Edward, New York

Approval of Minutes – Dated July 15, 2026

Motion

NEW BUSINESS

1. **Refind Refinds** – Site Plan Review

128 Broadway

Fort Edward NY 12828

Applicant	Michelle Van Wagner	Tax ID No.	171.6-1-36
Owner	Adam Mullin	SEQR Type	
Agent(s)		Lot size	0.12
Location	128 Broadway	Zoning District	Commercial
Application Type	Area Variance Use Variance Site Plan Review Special Use Permit Subdivision Boundary Line Adjustment	Washington County Planning Referral	
Project Description	Retail Store		

NEW BUSINESS

2. **Phoenix Combat Collective** – Site Plan Review

123 Broadway

Fort Edward NY 12828

Applicant	Justin Hall	Tax ID No.	171.5-2-18
Owner	Brian Mathis	SEQR Type	
Agent(s)		Lot size	
Location	123 Broadway	Zoning District	Commercial
Application Type	Area Variance Use Variance Site Plan Review Special Use Permit Subdivision Boundary Line Adjustment	Washington County Planning Referral	
Project Description	Martial Arts Academy and fitness facility		

NEW BUSINESS

3. Liam Irwin – Area Variance
68 Mechanic Street
Fort Edward NY 12828

Applicant	Liam Irwin	Tax ID No.	163.17-2-1
Owner	Liam Irwin	SEQR Type	
Agent(s)		Lot size	
Location	68 Mechanic Street	Zoning District	Residential
Application Type	Area Variance Use Variance Site Plan Review Special Use Permit Subdivision Boundary Line Adjustment	Washington County Planning Referral	
Project Description	Constructing a new garage requiring variances for setbacks and density as well as exceeding 25% lot coverage in the R1 zone.		

PUBLIC HEARING

4. ESMI – Appeal
304 Towpath Lane
Fort Edward NY 12828

Notes:

Meeting adjourned: