



## 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)

July 24, 2025

To: **Brandon Burke**  
50 Broadway, Apt. B4  
Fort Edward, NY 12828

Location 48-50 Broadway  
Tax Map No. 171.6-3-33  
Zone HC, Historic, Commercial

RE: **Proposed Construction of detached 10ft. X 12ft. Storage shed**

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:

*N/A not required 10/15/25*

~~The proposed is in violation of the following section of village code:~~

**Chapter 350, Table 2 – Dimensional Limits, 30 foot rear setback is required in the HC, Historic Commercial Zone.  
An Area Variance is required.**

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 area/density requirements as follows: \_\_\_\_\_

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

ZONING

350 Attachment 3

Village of Fort Edward

**Table 2 Dimensional Limits**  
(in feet unless noted)  
**[Amended 7-5-2017 by L.L. No. 3-2017]**

**KEY:**

- C = The applicable setback where "C" is denoted shall be the average setback line observed by the buildings on the same side of the street within the block at the time of construction. Where there are no existing buildings on the street at time of construction, the setback shall be 30 feet.
- S1 = The setback from McCrea Street shall be 150 feet. The setback from Broadway shall be 250 feet.
- S2 = For structures from 150 feet to 175 feet from McCrea Street, there shall be no improvements, from 175 feet to 200 feet from McCrea Street, the height limit shall be 40 feet, from 200 feet to 250 feet from McCrea Street the height limit shall be 75 feet; beyond 250 feet the height limit shall be 75 feet; beyond 350 feet the height limit shall be 100 feet from Broadway, the height limit shall be 40 feet; from 300 feet to 350 feet from Broadway the height limit shall be 75 feet; beyond 350 feet the height limit shall be 100 feet.

Zone	Frontage	Minimum Lot Size (square feet or acre)	Minimum Lot Width	Depth of Lot	Front Setback	Side Setback	Rear Setback	Height	Maximum Coverage Area (percentage)	Minimum Coverage Area	Minimum Permeable Area (percentage)
E	100	15,000	100	150	50	10	10	55	NA	NA	NA
R1	100	15000	100	150	30/C	7 1/2	7 1/2	35	25%	NA	65%
R2	100	15,000	100	150	30/C	7 1/2	7 1/2	35	30%	NA	65%
R3	100	15,000	100	150	30	15	15	35	25%	NA	65%
C1	50	5,000(1)	50	100	0	0	0	50	NA	85%	NA
HC	50	5,000	50	150	20	7 1/2	30	35	35%	NA	60%
MC	100	1.0 ac	200	150	75	25	30	45	50%	NA	60%
DD	50	5,000	50	150	C	7 1/2	7 1/2	35	35%	NA	60%
DI	250	80,000	250		S1	S1	S1	S2	65%	NA	35%
IP	250	80,000	250	75	75	S1	S2	65	NA	35%	NA
PR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

**NOTES:**

- 1 For motel uses in the Broadway Commercial Zoning District, the minimum lot size is one acre.



## 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)

### SITE PLAN REVIEW APPLICATION

Under the Village of Fort Edward Zoning Law and the Village Law of the State of New York, the following roughly outlines the site plan review process.

PLEASE NOTE: Local Law \_\_\_ of 2020 vested all powers of the ZBA in the Zoning Board of Appeals (ZBA)

#### Phase I. Sketch Plan Review

The Sketch Plan Review phase provides an applicant the opportunity to come before the ZBA with a somewhat informal depiction of his or her proposed project to determine the requirements of the Town's Site Plan Review Law, the State Environmental Quality Review Act (SEQRA), wetland issues, and other applicable jurisdictional requirements. **A favorable determination by the ZBA at this phase does not constitute an approval of the site plan.** At this stage, the applicant is simply given the opportunity to determine whether or not he or she should proceed with formal surveying requirements and obtaining other approvals.

#### Phase II. Site Plan Review

In the Site Plan Review phase, the ZBA will review the application under the Village of Fort Edward Site Plan Review Law and SEQRA and issue a decision under both concerning the application. This phase may consist of numerous meetings while the applicant addresses questions from the ZBA or its consultants, and as public comments are received. During this phase, the application may also be referred to the Washington County ZBA, if required.

SITE PLAN REVIEW APPLICATION  
GENERAL INFORMATION

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

Applicant Name Brandon Burke  
Applicant Address 50 Broadway St. Apt. B4, Fort Edward

Phone Number 518-760-2091 Fax Number \_\_\_\_\_

Owner Name (if not applicant) Authorization Attached  
Owner Address \_\_\_\_\_

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

\* APPLICANT'S REPRESENTATIVE (Submit Authorization) / N/A  
Name N/A Brandon Burke  
Address N/A 50 Broadway St. Apt B4, Fort Edward NY  
N/A 12828  
N/A  
Phone Number N/A 518-760-2091 Fax Number N/A

PROPERTY INFORMATION

Project Location 50 Broadway St. 12828

\* Tax Map # 171.6-3-33

\* Current Lot Size .85 acres

Portion of Lot Currently Developed (sq. ft) .1909 acres x 43560 sqft = 8,313.804 sqft

Percentage of Lot Currently Developed  
(Portion of Lot Currently Developed/Lot Size) 22.5% (8314 ÷ 37,026 = 22.5%)

Portion of Lot to be Developed (sq. ft) 10 x 120 = 120 sqft

Total Percent of Lot to be Developed After Project  
(Portion of Lot Developed + Portion of Lot to be Developed/Lot Size) 22.83% (8314 + 120' = 37,026 = 22.83%)

Description of Proposed Use of Property  
Construction of 10x12 Shed (detached) for storing motorcycles and tools.  
The structure will not be used for commercial purposes  
or residential occupancy

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.

Brandon Burke  
Owner/Applicant

7/31/25  
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.

P. [Signature]  
Owner/Applicant

08.05.25  
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 N/A  
Agent's firm N/A  
Address N/A  
Phone N/A Fax \_\_\_\_\_

SIGNATURES

Null  
N/A  
8/7/25  
N/A

**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.

Brandon Burke  
Owner/Applicant

7/31/25  
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 N/A  
Agent's firm N/A  
Address N/A  
Phone N/A Fax \_\_\_\_\_

Brandon Burk  
Owner/Applicant

2/31/25  
Date

**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.

**The plat shall show:**

- (i.) The title of the site plan, including name and address of applicant and person responsible for preparing such drawing.
- (ii.) North arrow, scale and date.
- ~~(iii.)~~ Boundaries of property plotted to scale.
- ~~(iv.)~~ Location, size and existing use of buildings and other structures on premises.
- ~~(v.)~~ Location and ownership identification of all adjacent lands including across roadways and waterways.
- ~~(vi.)~~ Location, name and width of existing adjacent roads.
- ~~(vii.)~~ Location, width and identification of all existing and proposed rights-of-way, easements, setbacks, reservations and areas dedicated to public use on site or on an adjoining the property.
- ~~(viii.)~~ Location of steep slopes, wetlands, flood and erosion-prone areas, watercourses and natural drainage patterns.
- ~~(ix.)~~ Location of significant trees, shrubs and/or edge of wooded areas.
- ~~(x.)~~ Location of all structures, significant environmental features and utilities within 100 feet of the property line.

B. Development Plan Map. This is a detailed plan for the proposed development, drawn to scale of one-inch to equal fifty (50) feet or larger and may be on one or more sheets. The site development plan illustrates the location of all existing or proposed site improvements including drains, culverts, retaining walls and fences; provides a description or shows the location of proposed buffer areas; the design of lighting facilities and signs; all automobile parking and all parking for commercial vehicles while loading and unloading; and the location and width of all driveways, exits and entrances.

**In addition, the site development plan shall set forth the following:**

- ~~(i.)~~ Grading and drainage plan, showing existing and proposed contours and watercourses if a change in topography is proposed.
- ~~(ii.)~~ Locations, type of construction and exterior dimensions of all buildings and other structures.
- ~~(iii.)~~ Identification of the amount of gross floor area (GFA) proposed for retail sales and services, offices and other commercial or industrial facilities.
- ~~(iv.)~~ Location, type of construction and area of all parking and truck loading areas, showing access and egress points to the site.
- ~~(v.)~~ Provision for pedestrian access and circulation, including public and private sidewalks, if applicable.
- ~~(vi.)~~ Location and intended use of outdoor storage, if any.
- ~~(vii.)~~ Location and construction materials of all existing or proposed site improvements including drains, culverts, berms, retaining walls, fences, patios, paved areas and decks.
- ~~(viii.)~~ Description of the method of sewage disposal and the location of such facilities.
- ~~(ix.)~~ Location of waste storage containers, including proposed solid waste and hazardous waste collection, storage and staging areas.

- ~~(x.)~~ Description of the method of securing water, location of such facilities and approximate quantity of water required.
- ~~(xi.)~~ Location of fire lanes and other emergency zones, including the location of fire hydrants, if required.
- ~~(xii.)~~ Location, design and construction materials of all energy generation and distribution facilities, including electrical, gas, hydro, solar and wind energy.
- ~~(xiii.)~~ Location, size, design and type of all proposed temporary and permanent signs.
- (xiv.) Location and development of all proposed buffer areas, including indication of existing and proposed vegetative cover.
- ~~(xv.)~~ Location and design of existing and proposed outdoor lighting, including height, type, bulb type/style and hours of operation.
- ~~(xvi.)~~ Proposed planting plan including screening and buffer areas with the planting and general landscaping schedule.
- (xvii.) Record of applications and approval status of all necessary permits from federal, state, county and local offices and agencies.
- ~~(xviii.)~~ Estimated project construction schedule.
- ~~(xix.)~~ Other elements integral to the proposed development as may be specified by the ZBA at the sketch plan conference, such as contour intervals or licensed survey, etc.
- (xx.) Elevations or cross-sections of proposed buildings.

C. Elevations and/or cross-sections, illustrating front, rear and side profiles drawn to the scale of one eighth inch equals one-foot, may be required by the ZBA. The elevations and/or cross sections shall clearly delineate dimensions of all buildings, building materials and other permanent structures included in the proposal, including the dimensions and height of lighting facilities and signs.

~~D.~~ The ZBA shall require, as appropriate, engineering plans prepared by a licensed professional to illustrate and describe such development aspects as: road improvements, drainage systems, grading plan, public or private utility systems, sewer and water facilities and such other supporting data as may be necessary.

~~E.~~ The ZBA shall have the authority to require such additional information as it may deem reasonably necessary to adequately and properly review the site plan application.

~~F.~~ SEQRA Compliance. In addition to the above list, the applicant shall prepare and file with the site plan application, the New York State Environmental Assessment Form (EAF) to allow the ZBA to determine the applicability of the State Environmental Quality Review Act. (SEQRA). The ZBA shall determine compliance and comply with SEQRA prior to site plan approval.

~~G.~~ Verification of Ownership. If the person filing the site plan application is the owner of the property on which the land use activity is proposed, a notarized statement to that effect shall be filed, giving the name(s) of the owner(s) of the property.

H. *Designated Agent.* For non-owner applicants, a notarized written permission of the owner(s) that references the proposed land use shall be filed with the ZBA.

The ZBA may engage its own consultants in the review of a site plan application and ask the applicant(s) to pay its reasonable and actual costs of doing so. Such costs shall not exceed three thousand five hundred (\$3,500.00) dollars without notification to the applicant.



# VILLAGE OF FORT EDWARD

118 Broadway, P.O. Box 345, Fort Edward, N.Y. 12828  
Phone (518) 747-4023

## 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 -33  
Street Address: 48-50 Broadway Fort Edward NY 12828

Actions(s): Check all that apply

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

I, Stanislaw Pisklak, the current owner of the above referenced property, hereby designate Brandon Burke to act as my representative/agent regarding the above specified actions.

Date: 08.05.25

Name: Stanislaw Pisklak

Signed: 

Phone: 413 262-5328

Official Address: 166 north rd westfield MA 01085

## 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: <i>Construction of 10x12 detached Sled motorcycle storage</i>			
Project Location (describe, and attach a location map): <i>1/8-50 Broadway St. Parcel map attached</i>			
Brief Description of Proposed Action: <i>Construction of a small detached 10x12 Sled for private storage of motorcycles &amp; tools. No business activity. Seeking Variance for rear setback and Site Plan Review due to zoning constraints. N/A</i>			
Name of Applicant or Sponsor: <i>Brandon Burke</i>		Telephone: <i>518-760-2091</i>	
		E-Mail: <i>brandonburke6545@gmail.com</i>	
Address: <i>50 Broadway St. Apt B4. Fort Edward NY 12828</i>			
City/PO: <i>Fort Edward</i>		State: <i>New York</i>	Zip Code: <i>12828</i>
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 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: <i>Area Variance and Site Plan Review from Village of Fort Edward Zoning Board</i>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>.85</i> acres	
b. Total acreage to be physically disturbed?		<i>.005</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.85</i> 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<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: <u>No electricity</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>N/A - Shed</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Shed</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input 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"/>	<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 checked="" type="checkbox"/> Urban <input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<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: <u>N/A</u>	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: <u>N/A</u>	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: <u>N/A</u>	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>Branden Burke</u> Date: <u>8/1/25</u> Signature: <u>[Signature]</u>		

## Warranty Deed with Lien Covenants (Individual and Corporation)

This Indenture, made the 7 day of MAY, 2010,

between VAN DYK & SONS, LLC., 43 Henderson Lane, Salem, New York 12865,

party of the first part, and

MILLS PROPERTIES, LLC, 429 Lisk Avenue, Staten Island, New York 10303,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of 1.00 dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Fort Edward, Town of Fort Edward, County of Washington and State of New York and more particularly described in Schedule A annexed hereto.

**BEING** the same premises conveyed by Jonathan M. Van Dyk to Van Dyk & Sons, LLC by deed dated February 28, 2005 and recorded in the Washington County Clerk's Office on March 3, 2005 Book 1888 at Page 64.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

**AND** the party of the first part covenants as follows:

**FIRST.** That the party of the second part shall quietly enjoy the said premises;

**SECOND.** That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

*IN WITNESS WHEREOF*, the party of the first part has duly executed this deed the day and year first above written.

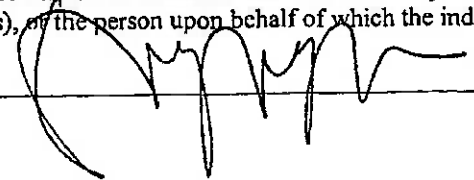
  
\_\_\_\_\_  
VAN DYK & SONS, LLC., by JONATHAN M. VAN DYK, Member

*IN PRESENCE OF:*

\_\_\_\_\_

STATE OF NEW YORK                    )  
  ) ss.:  
COUNTY OF Washington            )

On the 7 day of May in the year 2010, before me, the undersigned, personally appeared JONATHAN M. VAN DYK, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), of the person upon behalf of which the individual(s) acted, executed the instrument.

  
\_\_\_\_\_

DONALD P. MCPHEE  
Notary Public, State of New York  
No. 02MC5041538  
Qualified in Washington County  
Commission Expires April 3, 2011

R&R:

## Schedule A Description

Page 1

"ALL THAT TRACT OR PARCEL OF LAND together with improvements thereon situate in the Village of Fort Edward, County of Washington and State of New York being parts of Lots 4 and 5 in the Second Allotment of Bayard's Patent, as follows:

BEGINNING on the westerly side of the (now abandoned) Champlain Canal and southerly sixteen (16) feet from the point where a cedar post formerly stood in the southeast corner of the old burying yard; running thence South eighty-three (83) degrees thirty (30) minutes West, one chain and forty six links (1.46 ch.) to a stake; thence South twelve (12) degrees forty-five (45) minutes East, two (2) chains to the north line of Lot No. 4 in said second allotment and the northeast corner of Lot No. 11 of the small lots into which Lot No. 4 is divided; the above two directions and courses are as the needle pointed August 3, 1859; thence South two degrees six (6) minutes West, fifty-three (53) feet; thence south eighty-nine (89) degrees forty-five (45) minutes West, nineteen and six tenths (19.6) feet to an iron pin located in the southerly line of a lot formerly owned by Townsend J. Potter; thence South six (6) degrees thirty-two (32) minutes West, one hundred twenty-six (126) feet to the north line of Broadway Street. The last three directions and courses are as surveyed September 4, 1899. Thence southerly along the east side of Broadway to the intersection of the east side of Broadway and the north side of the Aqueduct; thence northeasterly eleven (11) feet more or less to the lands owned by the State of New York; thence northerly along the lands of the State of New York to the place of beginning. The lot hereby intended to be conveyed is bounded on the east by lands formerly of the State of New York comprising the now abandoned Champlain Canal; on the north by the lands formerly claimed to be owned by Julia Baldwin, southerly of and adjacent to the old Fort Edward graveyard; on the west by lands formerly of Julia Baldwin, Polly Decker, Townsend J. Potter and Anna J. Brodla, and on the south and on the west by Broadway. Being the same lands conveyed by James Archie Reid, and Lina A. Reid, his wife, to John F. Hager by deed dated December 15, 1928 and recorded in the Washington County Clerk's Office on December 17, 1928 in Liber 196 of Deeds at page 520.

EXCEPTING from the above described premises all that tract or parcel of land as was conveyed by John P. Hager to the Village of Fort Edward by deed dated August 30, 1955 and recorded in the Washington County Clerk's Office on September 9, 1955 in Book 338 of Deeds at page 493.

ALSO CONVEYING all that place or parcel of land being a portion of abandoned canal land of the old Champlain Canal, situate, lying and being in the Village and Town of Fort Edward, County of Washington and State of New York bounded and described as follows: BEGINNING at a pipe on the Blue Line of the old Champlain Canal, said pipe being Blue Line Point No. 777, running thence North 26 degrees 17 minutes West, 363.13 feet to the Blue Line Point No. 775; thence continuing on the Blue Line North 25 degrees 46 minutes East, 161.94 feet to a pipe on the south boundary of the old State Street Cemetery lot; thence North 71 degrees 57 minutes East, 11.83 feet along said south cemetery line to a pipe on the back line of the retaining wall of the old Champlain Canal; thence along said back line of the retaining wall and said line continued, South 24 degrees 54 minutes East, 169.90 feet to a pipe; thence South 28 degrees 50 minutes East, 325.92 feet along the back line of the retaining line to a pipe; thence continuing on said back line South 29 degrees 36 minutes East, 414 feet to a pipe; thence South 59 degrees 25 minutes West, 251 feet to a pipe in the Blue Line of the old Champlain Canal; thence North 30 degrees 24 minutes West, 15.21 feet along said Blue Line to the point and place of beginning. The lands hereinabove described adjoin existing lands of John P. Hager on the east. All bearings refer to the true meridian and this description is according to a survey and map made by Frank J. Doerkhoefer, P. E. License No. 11770 dated August 22, 1955. Together with the right to continue to keep and maintain the supporting posts of a shed roof now constituting the most easterly portion of the existing gristmill of the grantor, a part of which mill stands on the land last above described, standing upon and supported by the retaining wall of the old canal above referred to, so long as the said gristmill building and the said shed roof shall exist, as well as the right to have said shed roof in its present form overhang such retaining wall for a similar period. Being the same lands and rights conveyed by the Village of Fort Edward to John P. Hager by deed dated September 1, 1955 and recorded at said Clerk's Office September 7, 1955 in Liber 338 of Deeds at page 465.

EXCEPTING from the above described premises all that tract or parcel of land as was conveyed by Walter C. Dolloph and Alice O. Dolloph to John H. Baucher and Helene Baucher by deed dated August 31, 1973 and recorded in the Washington County Clerk's Office on January 19, 1973 in Book 435 of Deeds at page 995.

## **Shed Proposal 7-22-25**

**Brandon Burke**

50 Broadway St. Apt. B4, Fort Edward NY, 12828

10 ft x 12ft Shed x 7 ft high.

### **Project Overview**

I'm proposing a 10 x 12 shed located between Canal St. and Sate Street on Mill's Properties. The structure will be used primarily for the storage of 2 motorcycles and tools.

### **Intended Use**

The shed will function as a small, detached garage, used to store motorcycles and tools.  
No business will be conducted from the shed.

### **Dimensions**

- 10 ft x 12ft
- Height – 7 ft wall with 10 ft peek
- Foundation – Wood skids
- Materials – wood framing, modern prefab walls, shingles, small window.

### **Location:**

This shed will sit adjacent to old garage structure

### **Set Back Property Lines:**

Front Property Line: 10 ft+

Right Side: 10 ft+

Left Side: 10 ft from structure

Rear: 30 ft +

### **Shed Storage:**

2 motorcycles

### **Tools**

**Will be built on skids to take when tenant moves.**

**Reason for Variance Request N/A**

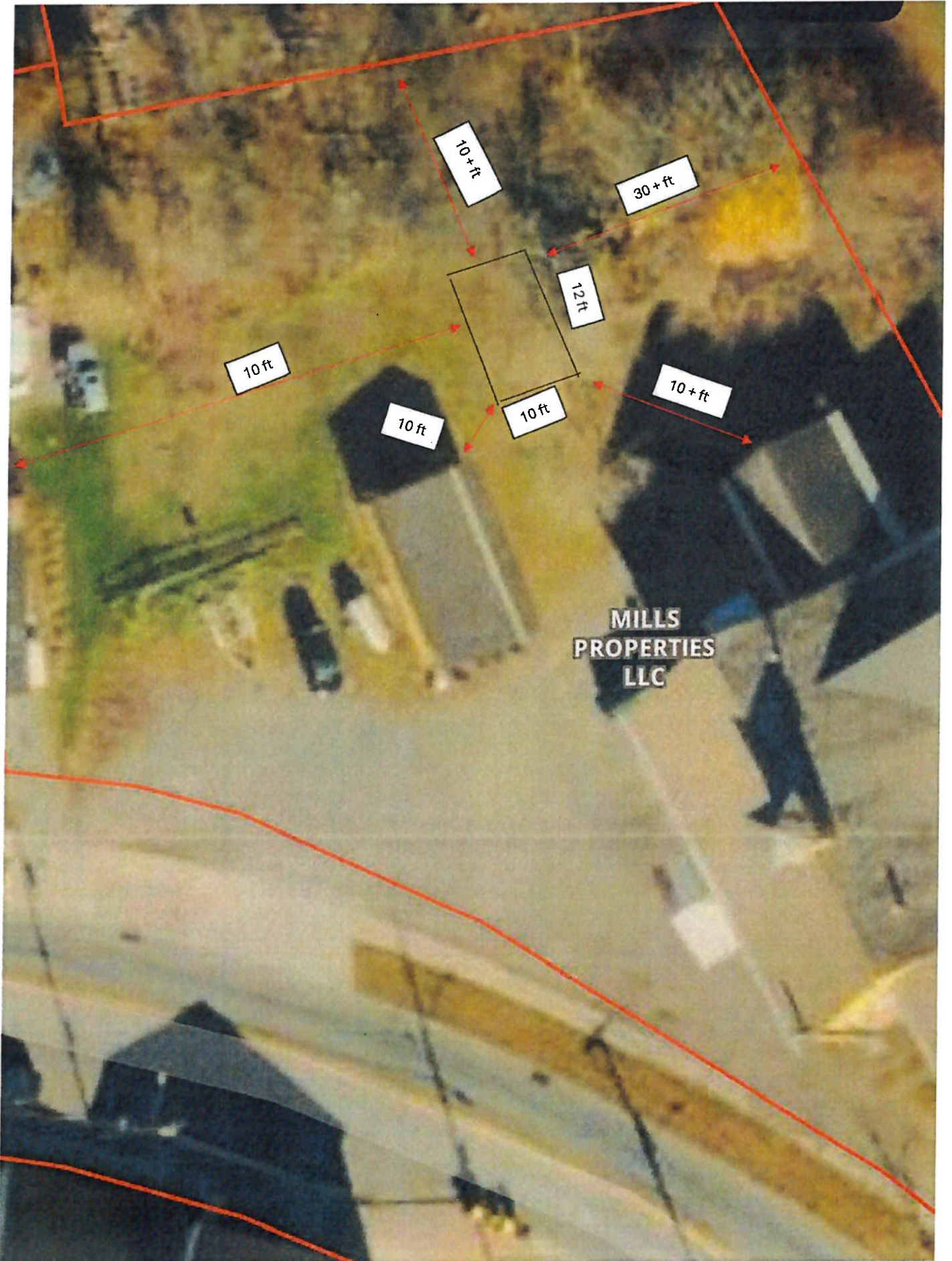
Was told at town meeting on 10/15/25 variance is not necessary if re located.

**Hardship Explanation - None**

**10x12 ft GAERDEN SHED PLAN**



Color may vary



10+ft

30+ft

12ft

10ft

10ft

10ft

10+ft

MILLS  
PROPERTIES  
LLC

