



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

July 14, 2026

To: Liam Schaaf
68 Mechanic St.
Fort Edward, NY 12828

Location 68 Mechanic Street
Tax Map No. 163.17-2-1
Zone R1, Residential

RE: Proposed 30 foot X 60 foot Garage

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:
Chapter 350, Table 2 Dimensional Limits. An Area Variance is Needed.

☐ 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 7 1/2 feet;
- ☒ project exceeds maximum 25% allowed lot coverage.
- ☒ project does not provide required minimum 65% permeable area.

☐ 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



VILLAGE OF FORT EDWARD

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Phone (518) 747-4023 Fax (518) 747-0476

www.villageoffortedward.com

Liam Schott

AREA VARIANCE APPLICATION

APPLICATION NO: _____ DATE: 7/27/26

FEE PAID: 65⁰⁰ Cash

Requirements, Fees and Instructions (Please use dark blue or black ink)

The application must be filled out completely and in every respect with ALL questions answered and ALL required attachments before the ZBA can officially accept the application for processing. If the application is incomplete, it will be returned to you for completion or inclusion of the deficient information.

Use this application for any project which requires an Area Variance and relief from the zoning regulations as they pertain to bulk requirements (setbacks, building coverage, building height, lot size or minimum dimensions, and etc.) by the ZBA.

It is the sole responsibility of the applicant to provide the ZBA with one original and nine (8) copies of the application and all necessary information and documentation concerning this application.

There is \$65.00 filing fee with the submission of each application. This fee is not refundable once presented to the ZBA and shall not be used to cover any other fee, permit, etc.

Unless otherwise specified by the ZBA Board, a decision on any variance shall expire if the applicant fails to obtain any necessary permit or comply with the conditions of such permit or fails to file an extension request within 1 year from the date of authorization thereof.

THIS APPLICATION IS SUBJECT TO REVIEW AND APPROVAL BEFORE ISSUANCE OF A VALID PERMIT FOR YOUR PROJECT. TO ENSURE TIMELY REVIEW OF YOUR APPLICATION PLEASE COMPLETE THIS FORM IN ITS ENTIRETY AND PROVIDE WITH THIS APPLICATION THE FOLLOWING DOCUMENTATION:

- Copy of Deed
- Boundary Survey or Tax Map
- Agricultural Data Statement (as applicable)
- Authorization of Agent (as applicable)
- Site Plan (include as much detail as possible and all existing or proposed conditions on the property must be shown) Must be detailed in accordance with Section 81-9-D.

- **Floor plans and elevations of existing or proposed buildings (as applicable)**
- **EAF (NYSDEC Environmental Assessment Form, Short or Long Form, as applicable)**
- **Information related to the relief requested, as applicable; site layout and dimensions, parking, site access, vehicular maneuvering, traffic, landscaping, screening or buffers, fencing, water, sewer, utilities, cultural resources, endangered species or habitat, wetlands, flood plains, emergency services, fire safety, loading/unloading zones, alternatives, and etc.**

The ZBA meets the third Wednesday of every month (barring holidays) and all applications must be submitted, along with the fee, on or before the first business day of that month. Please confirm deadline dates with the Code Enforcement Office. The completed application and fee is submitted to the Village of Fort Edward, Building & Code Enforcement, 118 Broadway, P.O. Box 345, Fort Edward, NY 12828.

GENERAL INFORMATION

Project Location and Information

Number and Street Address: 68 MECHANIC ST
Zoning District: R1 Residential
Tax Map Number: 163.17-2-1
Current Use _____ of _____ the _____ Property/Building: Res Home

Property Owner Identification ☒ Owner is Applicant

Name: LIAM SCHAAF
Address: 68 MECHANIC ST
City, State, FORT EDWARD NY Zip: 12828
Phone Number: (518) 769-3691

Contractor/Builder Identification ☐ Contractor is Applicant ☐ TBD

Name: NEXT DAY METAL BUILDINGS
Address: 201 MAIN ST.
City, State, Zip: CORINTH, NY 12822
Phone Number: (518) 855-3247

Agent Identification ☐ Agent is Applicant

Name: _____
Address: _____
City, State, Zip: _____
Phone Number: _____

Description of proposed project:

30' x 60' GARAGE

What relief or variance(s) from the zoning ordinance requirements is(are) being requested?

☒ Setback ☒ Building Coverage ☒ Lot Dimensions or Size ☐ Bldg Height
☐ Other _____ ☒ Other 65% PERMEABLE AREA

Total Parcel Area: 1,800 ac or sf

Are there any zoning violations or existing non-conforming conditions on the property?

☒ Yes ☐ No

If yes, please explain:

EXISTING GARAGE (WILL COME DOWN) IS ^{ALMOST} ON THE PROPERTY
LINE

Is the lot or parcel for the project within 500 feet of a County or State Highway, Right-of-Way or Park, or Municipal Boundary?

☒ Yes ☐ No

If yes, please explain:

Property located at intersection of Marion and Mechanic Sts.

Is the lot or parcel for the project within a designated flood plain?

☐ Yes ☒ No

Is the lot or parcel for the project within an area known to contain threatened and/or endangered species to include plants or animals?

☐ Yes ☒ No

Does the lot or parcel for the project consist of or contain designated wetlands?

☐ Yes ☒ No

Is the lot or parcel for the project within close proximity to any designated or important historic properties or cultural resources?

☐ Yes ☒ No

Describe the current condition of the site [buildings, brush, woods, vacant, etc.]:

CURRENT SITE IS A RELATIVELY LEVEL YARD. NOTHING
SPECIAL IN THE SITE.

ZONING INFORMATION

Site Development Data

☐ Acres ☒ Sq. Ft.

	Area/Type	Existing	Proposed	Total
A.	Building Footprint <i>House</i>	<i>1418</i>	<i>0</i>	<i>1418</i>
B.	Detached Garage	<i>0</i>	<i>1800</i>	<i>1800</i>
C.	Accessory Structure(s)	<i>—</i>	<i>—</i>	<i>—</i>
D.	Paved, gravel or other hard surfaced areas	<i>—</i>	<i>—</i>	<i>—</i>
E.	Porches/Decks/Patios <i>INCLUDED IN Bldg. Footprint</i>	<i>—</i>	<i>—</i>	<i>—</i>
F.	Lawn or Landscape Areas	<i>7402</i>	<i>5602</i>	<i>5602</i>
G.	Forested/Woods/Brush/Vegetated	<i>—</i>	<i>—</i>	<i>—</i>
H.	Other: _____	<i>—</i>	<i>—</i>	<i>—</i>
I.	Other: _____	<i>—</i>	<i>—</i>	<i>—</i>
TOTAL				<i>8820</i>

Lot, Yard and Height Regulations (Bulk Requirements)

Item	Required	Existing	Proposed
Lot Size (acres)	<i>15,000 SQ. FT.</i>	<i>2 Acres 8820 SQ. FT.</i>	<i>8820 SQ. FT.</i>
Lot Width (ft)	<i>100'</i>	<i>49'</i>	<i>49'</i>
Lot Depth (ft)	<i>150'</i>	<i>180'</i>	<i>180'</i>
Front Yard (ft)	<i>30'</i>	<i>20'</i>	<i>20'</i>
Side Yard - One (ft)	<i>7'-6"</i>	<i>—</i>	<i>4'</i>
Side Yard - Both (ft)	<i>7'-6"</i>	<i>—</i>	<i>15'</i>
Rear Yard (ft)	<i>7'-6"</i>	<i>—</i>	<i>4'</i>
Max. Building	<i>To HOLD NO MORE THAN 3 AUTO'S.</i>	<i>—</i>	<i>1800 SQ. FT.</i>
Max. Building Height	<i>35 Feet</i>	<i>—</i>	<i>14 Feet</i>
No. of Parking Spaces	<i>—</i>	<i>—</i>	<i>—</i>
No. Loading Berths	<i>—</i>	<i>—</i>	<i>—</i>

PROJECT DETAILS

☐ Commercial Project ☒ Residential Project

Type of Project:

- ☒ New Construction
☐ Building Addition
☐ Attached Garage
☐ Conversion/Change of Use
☐ Alteration/Modifications
☐ Repairs/Maintenance
☐ Misc./Equipment/Other: _____

Estimated Project Cost: \$45,430

Estimated start date of project: OCTOBER '26

Estimated time to completion: 1/4 months

UTILITIES

N/A

Electrical: ☐ Underground ☐ Overhead _____ amp service
Sewage Disposal: ☐ Onsite Septic ☐ Municipal Sewer
Potable Water: ☐ Private Well ☐ Municipal Water
Combustion Fuel: ☐ Fuel Oil ☐ Propane ☐ Natural Gas ☐ Other: _____

PERMITS/APPROVALS

Please specify what approvals or permits have been/will be obtained as a result of the project;

- | | |
|---|---|
| ☒ Special Use Permit | ☐ NYSDEC SPDES Permit-Stormwater |
| ☐ Subdivision | ☐ NYSDEC SPDES Permit-Wastewater |
| ☒ Site Plan Review | ☐ NYSDOH Realty Subdivision |
| ☒ Area Variance | ☐ NYSDOH Wastewater System |
| ☒ Other: <u>Building Permit</u> | |
| ☐ Other: _____ | |

Please specify what approvals or permits have been/will be obtained as a result of the project; N/A

- | | |
|--|---|
| ☐ TOFE Special Use Permit | ☐ NYSDEC SPDES Permit-Stormwater |
| ☐ TOFE Subdivision | ☐ NYSDEC SPDES Permit-Wastewater |
| ☐ TOFE Site Plan Review | ☐ NYSDOH Potable Water Well |
| ☐ TOFE Use Variance | ☐ NYSDOH Wastewater System |
| ☐ Other: _____ | ☐ Other: _____ |
| ☐ | |

NYSDOH Realty Subdivision

Other: _____

SITE PLAN REQUIREMENTS

Will the proposed project include or alter or change site conditions related to the following (check all that apply)?

- | | |
|---|--|
| ☐ Traffic | ☐ Lighting |
| ☒ Runoff/Drainage | ☐ Noise |
| ☐ Grading | ☐ Utilities (electric, gas, water, sewage, etc) |
| ☒ Impervious | ☐ Site Access |
| ☒ Building Coverage | ☐ Parking |
| ☐ Signage | ☐ Landscaping |
| ☐ Roads/R.O.W. | ☐ Easements |
| ☐ Screening/Buffers/Fences | ☐ Pedestrian Accommodations/Sidewalks |

Additional Comments:

Character/Uses of surrounding or adjacent lands:

Residential Use.

AREA VARIANCE CRITERIA

An Area Variance permits modification of the dimensional standards contained in the Zoning Law, such as setback requirements, lot size, building coverage or frontage requirements, from property which will be utilized for one of the uses permitted by the Zoning Law. The Applicant **MUST** show that the Zoning Law imposes a "practical difficulty" if the variance is not granted, and the granting of the variance will not alter the essential character of the neighborhood or zoning district. In making its determination the Zoning Board shall take into consideration the benefit to the Applicant if the variance is granted as weighed against the detriment to the health, safety, and welfare of the neighborhood or community by the variance.

1. From which section of the Zoning Law are you requesting a variance?

CHAPTER 350, TABLE 2 DIMENSIONAL LIMITS

2. You, as the applicant, must prove:

a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

I BELIEVE THIS PROJECT WILL BE A BENEFIT TO NOT ONLY MYSELF BUT THE COMMUNITY, AS IT WILL OFFER ADEQUATE PRIVACY FOR MY FAMILY PROJECTS WHILE FITTING IN BETTER WITH THE COMMUNITY AESTHETIC

b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

NOT LIKELY AS THERE NEEDS TO BE ROOM FOR VEHICLE STORAGE AND A GOOD WORKING AREA. THIS IS WHAT MY CHILDREN AND I DO AS A FAMILY ACTIVITY

c. whether the requested area variance is substantial;

YES

d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

I DON'T BELIEVE SO AS THE ~~PRO~~ PROPERTY IS ON A HILL AND DOES NOT EVER HAVE WATER ISSUES REGARDING THE GROUND

e. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the

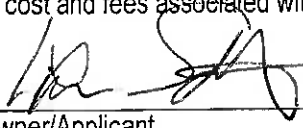
area variance.

SIGNATURES

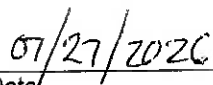
This section shall be signed by the Applicant which is usually the Owner. Where the Applicant is a tenant, contract purchaser, etc., this section shall be signed by such Applicant.

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



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 _____

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: <u>LIAM SCHAAF</u>			
Project Location (describe, and attach a location map): <u>68 MECHANIC ST. FORT EDWARD, NY</u>			
Brief Description of Proposed Action: <u>TO BUILD A DETACHED GARAGE ADEQUATE FOR FAMILY AUTOMOTIVE NEEDS</u> <u>STORAGE AND WORK AND ACTIVITIES IN</u> <u>ALL SEASONS AND WEATHER</u>			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			☒ ☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			☒ ☐
3.a. Total acreage of the site of the proposed action? <u>.2</u> acres			
b. Total acreage to be physically disturbed? <u>1800 SQ FT</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>.2</u> 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			

	NO	YES	N/A
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)? ☐ NO ☐ YES If Yes, briefly describe: _____	☒	☐	☐

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>LIAM SCHAAF</u> Date: <u>07/27/2026</u> Signature: <u>[Signature]</u>		

VILLAGE OF FORT EDWARD

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

Phone (518) 747-4023 Fax (518) 747-0476

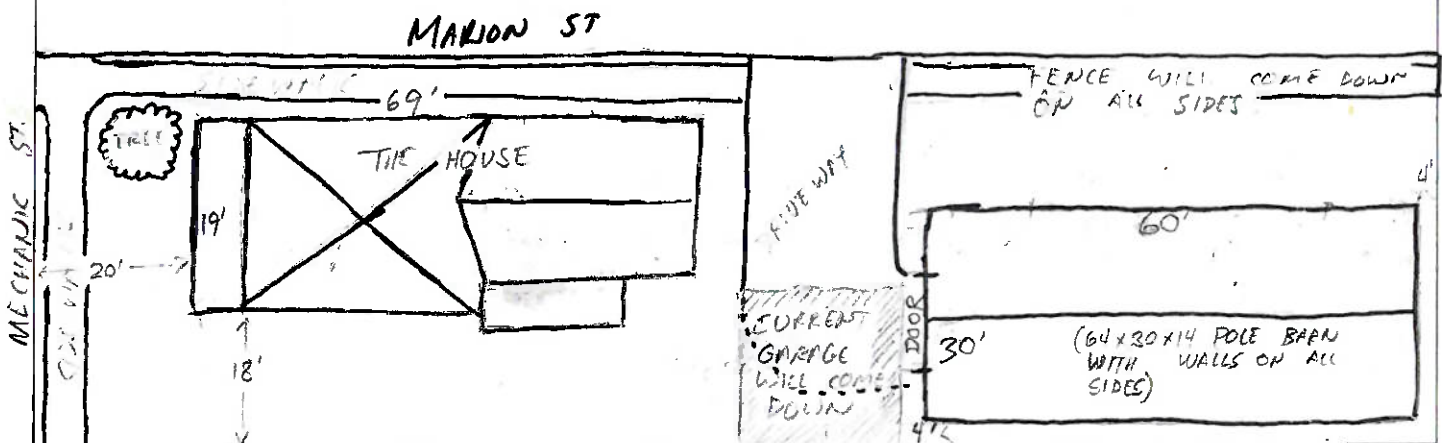
www.villageoffortedward.com

David Armando, Code Enforcement Officer

code@villageoffortedward.com

(518) 502-4146

PLOT DIAGRAM: LOCATE ALL BUILDINGS, APPLICABLE SEPTIC SYSTEMS, AND WATER SUPPLIES (EXISTING AND PROPOSED). SHOW STREET(S)/ROAD(S) AND THEIR NAME(S) AND SHOW SETBACK DISTANCES FROM STREET(S)/ROAD(S) AND ADJACENT PROPERTY LINES.



APPLICATION is hereby made to the Village of Fort Edward of Code Enforcement for the issuance of a building permit pursuant to the provisions of the Village of Fort Edward Local Law 1 of 2016, Chapter 49 and the Building codes of New York State. The applicant agrees to comply with all applicable provisions of said law and code as well as all applicable local, county or state laws and/or ordinances: and swears that all statements contained in this application are true to the best of his/her knowledge and belief.

APPLICANT SIGNATURE

01/03/2026

DATE

IMPORTANT - PLEASE TAKE NOTICE

☐ ALL APPLICATIONS MUST BE ACCOMPANIED BY TWO (2) SETS OF PLANS OF THE PROPOSED PROJECT AND SPECIFICATIONS OF THE MATERIALS TO BE USED.

☐ PLANS SUBMITTED MUST BE SIGNED AND SEALED BY AN ARCHITECT OR ENGINEER LICENSED BY THE STATE OF NEW YORK. EXCEPTIONS TO THIS REQUIREMENT ARE:

- New residential construction - 1,500 gross sq.ft. or less
- Alterations costing \$20,000.00 or less, which do not involve structural changes or affect public safety.

Revised December 2016