

**Village of Fort Edward**  
**Zoning Board of Appeals**  
**Date: June 18, 2025**

**Roll Call:** Bernie Taylor, Nasrene Haj, Tabitha Fish, Peter Amorosi

**Absent:** Tadgh Nealon, Dan Boucher

**Present:** Rick Chiasson, Holly Hearl, Kevin Godfrey, Mary Salem, Jeff Hamblin, Irma Hamblin, Hollis Brownell,

**Approval Minutes from May**

Motion by: **Doreen Rabine**

Seconded by: **Bernie Taylor**

All ayes. Motion carried.

**GRUMBELLIES – SITE PLAN REVIEW – Addition for a stage for entertainment**  
**159 Broadway**  
**Fort Edward NY 12828**

**Summary**

The meeting focused on the approval of minutes and the discussion of a proposed addition to the dining room, which aims to enhance functionality for events and concerts. Key concerns were raised regarding traffic flow and parking management considering the proposed changes. Additionally, discussions covered safety signage for a parking lot, the design and functionality of a new bandstand, and its implications for community use and property management. Key decisions included the installation of an exit sign and the need for further clarification of the bandstand's orientation and its impact on village property. The meeting also addressed architectural plans for a bandstand and parking lot, including necessary schematics and timelines for approvals, with decisions made regarding the submission of plans to the county and scheduling a public hearing for July 16th.

**Outline**

**1. Approval of Previous Meeting Minutes**

- The minutes of the last meeting were approved unanimously.
- Chairperson Nasrene deferred their approval due to their absence at the previous meeting.

**2. Proposed Addition to Dining Room**

- The plan involves enclosing an area to expand the dining room for events and concerts.
- The existing structure has a foundation that is eight feet deep, complying with building codes.
- The addition will have central air conditioning as it will become part of the dining area.
- An exit door will be added, leading to the back of the building.

**3. Traffic Flow and Parking Concerns**

- Concerns were raised about the flow of traffic in and out of the parking lot, especially with increased attendance.
- Suggestions include designating entrance and exit lanes to improve safety and traffic management.
- The existing parking lot has designated lines for parking, including handicap spaces.
- The group discussed the potential need for signage to direct traffic and prevent confusion at the entrance and exit points.

**4. Parking Lot Safety Signage**

- There was a discussion about the lack of a clear exit sign in the parking lot, which has raised safety concerns.
- It was agreed that a one-way exit sign should be reinstated to direct traffic safely out of the parking lot.
- Jeff Hamblin will arrange for the sign to be installed within a day or so.

**5. Bandstand Design and Functionality**

- The bandstand is designed to be a performance space, primarily for musicians, and will be used on Monday nights.

- There is a need for clarity on the bandstand's orientation, as its placement may affect community use and access to village property.

#### **6. Community Use and Village Property Concerns**

- The potential for the bandstand to serve as a community venue raises questions about its impact on village property and existing plans for an amphitheater.
- The board discussed the importance of obtaining schematics for the bandstand to ensure compliance with village regulations.
- There is a need to clarify the bandstand's facing direction to address concerns about parking and public access during events.

#### **7. Architectural Plans for Bandstand and Parking Lot**

- A schematic of the parking lot and bandstand layout is needed to clarify the positioning and access.
- Architectural drawings must include details of the building additions and the bandstand.

#### **8. Bandstand Maintenance and Aesthetics**

- The bandstand requires staining and repair of one board due to weathering.
- The color scheme for the bandstand aims to blend with natural surroundings.

#### **9. Power and Operational Hours for Bandstand**

- A generator will be used to power the bandstand, with music hours planned for Mondays from 5 to 8 PM.
- The bandstand will operate from the last Monday of June to the first Monday of September.

#### **10. Public Hearing and County Submission**

- A public hearing is scheduled for July 16th, contingent on the timely submission of plans to the county.
- Plans must be submitted by July 1st to ensure they are reviewed before the public hearing.

#### **11. Next Steps and Responsibilities**

- Dave will coordinate with the team to ensure all necessary documents are prepared for submission.
- The team must finalize plans and drawings by the specified deadlines to avoid delays in the project timeline.

A motion to refer the application to the county planning department and set a public hearing for *July 16<sup>th</sup> at 6:00 p.m.* was made by **Tabitha Fish**, seconded by **Doreen Rabine**.

All Ayes. Motion carried.

A motion to adjourn was made by **Doreen Rabine**, seconded by **Bernie Taylor**.

All Ayes. Motion carried.

Respectfully submitted,

Janelle Rose  
Clerk