

**SITE PLAN REVIEW APPLICATION
GENERAL INFORMATION**

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

Applicant Name TADGH NEALON & TABITHA FISH; MOTHER EARTH ASS., LLC
Applicant Address 13 NOTRE DAME STREET
FORT EDWARD - N.Y. 12828

Phone Number (518) 745.7445 Fax Number N/A

Owner Name (if not applicant) N/A
Owner Address N/A

Phone Number N/A Fax Number N/A

APPLICANT'S REPRESENTATIVE (Submit Authorization)

Name N/A
Address N/A

Phone Number N/A Fax Number N/A

PROPERTY INFORMATION

Project Location 13 NOTRE DAME ST., F.E. N.Y. 12828

Tax Map # ~~171.6-2-44~~

Current Lot Size 67 x 271 = 18,157

Portion of Lot **Currently** Developed (sq. ft) 1,800 BLDG, 100 PORCH, 800 LOAD DOCK = 2,700

Percentage of Lot **Currently** Developed
(Portion of Lot Currently Developed/Lot Size) 14.91%

Portion of Lot **to be** Developed (sq. ft) N/A

Total Percent of Lot **to be** Developed After Project
(Portion of Lot Developed + Portion of Lot to be Developed/Lot Size) N/A / BLDG ALREADY STANDING

Description of Proposed Use of Property

Use of: SECOND FLOOR - PRE-EXISTING OCCUPANT SPACE TO BE USED
FOR LIVING SPACE. Unit to ONLY HOUSE (1) FAMILY RENTAL

- 1 KITCHEN 1-BATHROOM 1-LIVING ROOM 1-STORAGE CLOSET

- 2 MUDROOM ENTRY + FIRE EXIT 3-BEDROOMS

- ALL MUNICIPAL SEWER + WATER - ALL ELECTRICAL APPLIANCES

SIGNATURES

The undersigned, being the owner of the property that is the subject of the foregoing application including all maps, plats, reports and other documentation supporting same, does hereby state that he/she/it has reviewed the foregoing application including all maps, 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 Planning Board 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 Planning Board 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.

X

Owner/Applicant

Tadgh Nealon

7.31.2025

Date

7

If the Owner is not the applicant, then the following must be executed by the owner:

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 Village of Fort Edward Planning Board concerning said site plan review. 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.

N/A

Owner/Applicant

Date

If the applicant or owner has an agent, the following must be executed:

The undersigned, being the applicant/owner of the property which is the subject of the foregoing application, does hereby authorize the following person and/or firm, to represent me with regard to the foregoing application at all meetings before the Village of Fort Edward Planning Board and further promise to the Village of Fort Edward Planning Board that said person and/or firm has the authority to make statements and representations on my behalf to the Planning Board and to agree to conditions of said Planning Board.

Designated Agent

N/A

Agent's firm

Address

Phone

Fax

Owner/Applicant

Date



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

BOARD OF TRUSTEES
Mayor Matthew Traver
Trustee Peter Williams
Trustee John Boucher Jr.
Trustee Dave Cutler
Trustee Edward Carpenter

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: 171.6'2-44

Street Address: 13 Notre Dame Street 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

Any + all matters + meetings regarding application

I, Tadgh Nealon, the current owner of the above referenced property, hereby designate Tabitha Fish to act as my representative/agent regarding the above specified actions.

Date: 8/20/2025

Name: Tadgh Nealon

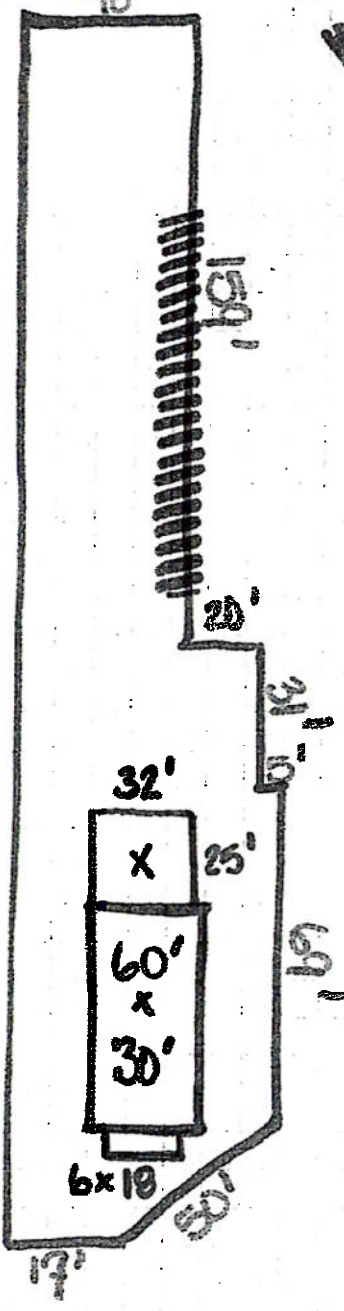
Signed: [Signature]

Phone: (518) 361-3453

Official Address: 38 CANAL ST., F.E. NY 12828
PO BOX 83. F.E NY 12828 (on file)
c/o 13 Notre Dame St. FE NY 12828

2a

40'



MAP LOT LINES

PROPOSED FENCE 100' L

LOT LINE MEASUREMENTS

BUILDING DIMENSIONS



COMPANY LOGO



Short Environmental Assessment Form

Part 1 - Project Information

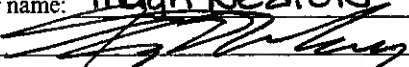
Instructions for Completing

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							
DUAL PURPOSE OF COMMERCIAL BUILDING							
Name of Action or Project: RESIDENTIAL OCCUPANCY- SECOND FLOOR							
Project Location (describe, and attach a location map): 13 NOTRE DAME STREET FORT EDWARD NY 12828							
Brief Description of Proposed Action: UTILIZATION OF SECOND FLOOR IN COMMERCIAL BUILDING FOR RESIDENCY APPROVAL & SPACE TO OFFER FOR NON-PROFIT COMMUNITY MEETINGS IN THE FUTURE							
Name of Applicant or Sponsor: TADGH NEALON & TABITHA FISH		Telephone: 518-745-7445					
		E-Mail: TADGHNEALON@GMAIL.COM					
Address: 13 NOTRE DAME STREET							
City/PO: FORT EDWARD		State: NY	Zip Code: 12828				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? _____ 0 acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 67 X 271' 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.	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
If Yes, identify: _____	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: SAME USE OF CURRENT POWER SOURCE WILL BE MAINTAINED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:			
<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 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?	NO	YES	
If Yes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
EXISTING			

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 <input 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: _____ _____ _____	NO <input 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: _____ _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Tadgh Nealon</u> Date: <u>7.31.25</u></p> <p>Signature: <input checked="" type="checkbox"/> </p>		

Meeting #1

Roll Call	Absent	Attorney	Public Attendees	Public Attendees
Tom Roche			Greg Van Grouw	
Bernie Taylor			Kirk Van Auken	
James Brooks			William Rourke	
Tabitha Fish				
Tadgh Nealon				

THESE ARE NOT OFFICIALLY ADOPTED MINUTES AND ARE SUBJECT TO BOARD AND STAFF REVISIONS. ANY REVISION WILL APPEAR ON THE FOLLOWING MONTHS MINUTES AND WILL STATE SUCH APPROVAL OF SAID MINUTES.

1. **Site Plan Review**
1 EDDY STREET – Irving Consumer Products
 Tax Map No. 163.1-4-41.1 – Construction of 66,200 sq ft warehouse

All ayes. Motion carried.

All ayes. Motion carried.

2. Subdivision
Rourke – Vacant Land
 Tax Map No. 171.11-1-3.3 – 3 lot subdivision

1

Chairman Roche asked Dave Armando, code enforcement if he saw any issues with this request. Dave has no issues with the plans, and everything looks good.

Board Discussion (viewing maps and plans with Rourke)

Since there is nothing more the board needs from Bill Rourke a motion to set a PH for May 17th at 5:00 pm and refer to the county was made by Bernie Taylor, seconded by Tabitha Fish. All ayes. Motion carried.

3. Site Plan Review

Mother Earth – 13 Notre Dame Street

Tax Map No. 171.6-2-44 – Upstairs Apartment

Tabitha and Tadgh recused themselves from the table and sat in as public with an application. Tabitha explained to the board that they would like to make the upstairs of the building into a one-family apartment. They would also like to use some space for a conference area for the business. The apartment would be separate from the conference location. Chairman Roche turned to Dave Armando, code enforcement to ask if there were any issues with this request. Dave stated that this building is zoned commercial which allows for upstairs apartments. Tadgh Nealon said the building is unique and we would like to restore it to the best of our ability. Dave explained to Tadgh and Tabitha that when it is time for the building permit, he will talk to them and discuss how they will follow the code. James Brooks asked where the tenants would park. Tabitha explained they have a driveway out back of the building where the employees currently park now, so that is where the tenants will park also. Bernie Taylor asked what entrance the tenants will use to access the apartment. Tadgh mentioned the two ways into the building where the back entrance will be used for the tenants and the front for the business. Tabitha included another sketch showing the upstairs floor plan.

Chairman Roche asked the board if they had any other questions or concerns. There were none.

A motion to accept the application and send it to the county for referral was made by Bernie Taylor, seconded by James Brooks.

All ayes. Motion carried.

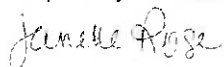
A motion to accept the minutes from the March meeting was made by James Brooks, seconded by Bernie Taylor.

All ayes. Motion carried.

Motion to adjourn was made by **Tabitha Fish**, seconded by **James Brooks**.

All ayes. Motion carried.

Respectfully Submitted,



Janelle Rose

Zoning Board of Appeals Clerk

Village of Fort Edward
 Zoning Board of Appeals MEETING
 May 17, 2023
 5:00 pm, Fort Edward Village Hall
 (Transcribed from notes taken at meeting)

MEETING CALLED TO ORDER AT 5:00 PM. ROLL CALL TAKEN. CHAIRMAN ROCHE LED THOSE PRESENT IN THE PLEDGE OF ALLEGIANCE.

Roll Call	Absent	Attorney	Public Attendees	Public Attendees
Tom Roche			Greg Van Grouw	
Bernie Taylor			Kirk Van Auken	
Tabitha Fish			William Rourke	
Tadgh Nealon			Frank Burkhardt	

*Agenda Item

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A MOTION TO ACCEPT THE MINUTES FROM THE APRIL 19 MEETING WAS MADE BY TADGH NEALON, SECONDED BY BERNIE TAYLOR. All ayes. Motion carried.

PUBLIC HEARING

1. Site Plan Review

1 EDDY STREET – Irving Consumer Products
 Tax Map No. 163.1-4-41.1 – Construction of 66,200 sq ft warehouse

A motion to open the public meeting was made by **Tadgh Nealon**, seconded by **Bernie Taylor**. All ayes. Motion carried.

The application was tabled from the May 17th meeting to further discuss the application with the sewer district. Irving met with the board of commissioners of the Washington County Sewer District on May 9, 2023, to go over the plans for rerouting the sanitary line in order to build. Joe Brilling suggested they have a meeting with DEC to discuss. The MS4 report is out for signatures so once DEC reviews, they should have more information for the board at the next meeting.

A motion to keep the public hearing open for the June 21 meeting was made by **Tadgh Nealon**, seconded by **Bernie Taylor**. All ayes. Motion carried.

2. Subdivision

Rourke – Vacant Land
 Tax Map No. 171.11-1-3.3 – 3 lot subdivision

A motion to open the public meeting was made by **Tabitha Fish**, seconded by **Bernie Taylor**. All ayes. Motion carried.

Mr. Rourke is asking the board to subdivide the 32.34 acres into two lots being **20.93 acres** and **11.91 acres**. Mr. Rourke stated he has a person interested in purchasing one of the lots. Tom Roche asked about road frontage. Dave Armando stated that there is well over 100ft of road frontage.

SEQRA was reviewed by the board. The motion to declare it a negative declaration was made by **Bernie Taylor**, seconded by **Tadgh Nealon**. All ayes. Motion carried.

A motion to close the public hearing was made by **Bernie Taylor**, seconded by **Tabitha Fish**, All ayes. Motion carried.

A motion to approve the application was made by **Tadgh Nealon**, seconded by **Bernie Taylor**.

All ayes. Motion carried.

3. Site Plan Review

Mother Earth – 13 Notre Dame Street

Tax Map No. 171.6-2-44 – Upstairs Apartment

This application needs to be tabled for the June meeting. Tadgh and Tabitha must recuse themselves for this application as they are the owners as well as board members. There was not a quorum to decide on this application.

A motion to table the application was made by **Bernie Taylor**, seconded by **Tom Roche**.

All ayes. Motion carried.

Motion to adjourn was made by **Tabitha Fish**, seconded by **Tadgh Nealon** at 5:15 pm.

All ayes. Motion carried.

Respectfully Submitted,

Janelle Rose

Janelle Rose
Zoning Board of Appeals Clerk

no june meeting
- Applicant withdrew
application