

**Village of Fort Edward
Zoning Board of Appeals
Date: August 20, 2025**

Roll Call: Bernie Taylor, Nasrene Haj, Doreen Rabine, Tabitha Fish, Samantha Walker
Absent:

Present: Kevin Bessette, Adam Mullin, Maggie Stephenson

Approval Minutes from July

Motion by: **Bernie Taylor**

Seconded by: **Tabitha Fish**

All ayes. Motion carried.

PUBLIC HEARING – A motion to open the public hearing was made by Doreen Rabine, seconded by Tabitha Fish. All ayes. Motion carried.

ADAM MULLIN – SITE PLAN REVIEW – Kitchen and Bath Showroom

128 Broadway

Fort Edward NY 12828

Tax map no. 171.6-1-36

Summary

The meeting addressed two main areas: the approval of a new business logo and the public hearing for a business opening, as well as property management issues including parking, zoning, and board member training. Key decisions included the approval of the updated logo, setting the business opening date for January 1st, closing the public hearing after resolving parking and tenant concerns, scheduling a hearing for property subdivision next month, and planning training sessions for board members.

Outline

1. Logo Approval

- The updated logo was presented and approved for use on business cards and signage.
- The logo will feature gold luxury text with white lettering on the window.

2. Parking Concerns

- Increased parking issues were noted, attributed to a problematic tenant who will be leaving soon.
- Plans to improve parking flow and safety were discussed, including a potential redesign of the parking lot.

3. Business Opening Timeline

- The official opening of the new business is targeted for January 1st, pending renovations.

Board reviewed SEQRA – Environmental Assessment Review and a motion was made by Tabitha Fish, seconded by Doreen Rabine to deem the SEQRA a negative declaration.

4. Closing the Public Hearing

- A motion was made to close the public hearing by Bernie Taylor, seconded by Tabitha Fish.
- The public hearing was officially closed with unanimous approval. A motion to approve the application with a deadline for opening January 1, 2026, was made by Doreen Rabine, seconded by Bernie Taylor. All ayes. Motion carried.

NEW BUSINESS

MOTHER EARTH ASSOCIATES – SITE PLAN REVIEW – Apartment addition to commercial building
13 Notre Dame Street
Fort Edward NY 12828
Tax map no. 171.6-2-44

1. Parking and Property Management

- The property has sufficient parking space, accommodating multiple vehicles and a trailer.
- A neighbor requested a new fence due to concerns about tree leaves from a nearby property.
- There are two entrances to the property, one from Canal Street and another from Notre Dame.
- A survey confirmed the property boundaries and parking arrangements.

2. Certificate of Occupancy

- The property is currently set for occupancy but lacks a certificate due to unresolved building code issues.
- There are two exits in the apartment, but additional code compliance is required for safety.

A motion to accept the application and set a public hearing for Wednesday, September 17, 2025, was made by Bernie Taylor, seconded by Samantha Walker. All ayes. Motion carried.

KEVIN BESSETTE – AREA VARIANCE – to subdivide one parcel into two separate parcels
16 Oak Street
Fort Edward NY 12828
Tax map no. 162.20-1-34

1. Property Subdivision Discussion

- A property owner expressed interest in subdividing their property to sell the house while retaining the vacant lot once subdivided if approved.
- The current lot does not meet the required zoning standards for subdivision, necessitating an area variance.
- The property has been neglected, and the owner aims to improve it before selling.

2. Variance Application Process

- The board discussed the need for an area variance due to the property not meeting the minimum requirements.
- The owner was advised to fill out necessary forms and return for review at the next meeting.

BRANDONE BURKE – AREA VARIANCE – shed on historical, commercial property
50 Broadway
Fort Edward NY 12828
Tax map no. 171.6-3-33

The applicant did not show up for the meeting.

A motion to table the application for the September 17th meeting was made by Tabitha Fish, seconded by Bernie Taylor. All ayes. Motion carried.

A motion to adjourn was made by Tabitha Fish, seconded by Samantha Walker. All ayes. Motion carried.

Respectfully submitted,

Janelle Rose
Zoning Board of Appeals Clerk