

Village of Fort Edward
Zoning Board of Appeals
Date: February 18, 2026

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

Absent: Samantha Walker

Present: Sharon Tasker-Dalton, Laura Niles, Denise Mayer, Brandon Burke, Dave Armando

Approval of Minutes from October 15, 2025

Motion by: **Doreen Rabine**

Seconded by: **Tabitha Fish**

All ayes. Motion carried.

Summary

The meeting addressed the approval of previous minutes, provided updates on the proposed adult social daycare center at 192 Broadway, and discussed facility design, accessibility, and parking arrangements. Key decisions included referring to the county, setting a deadline for submitting required updates by Friday, and scheduling a public hearing for March 19, 2025. The next regular meeting was also set for March 19, 2025, to avoid conflicts with St. Patrick's Day.

New Business

Site Plan Review – Shed on historic commercial property

Brandon Burke

50 Broadway

Tax Map No. 171.6-3-33

Mr. Burke confirmed that he was able to find a location for his shed on the property which will meet the setbacks, therefore no variance is needed. Mr. Burke was asked to submit new drawings for the placement of the shed, which meets setbacks. The additional information was submitted for board review.

Chairperson Haj asked if the shed is the same as what was presented in October when he applied for the variance. Mr. Burke confirmed that the shed is the same exact shed.

With no further questions for the applicant from the board and no further board discussion, a motion to refer to the county was made by **Tabitha Fish**, seconded by **Doreen Rabine**. All ayes. Motion carried.

A motion to accept the application as complete and set a public hearing was made by **Doreen Rabine**, seconded by **Bernie Taylor**. All ayes. Motion carried.

New Business

Site Plan Review- Adult Day center

Laura Niles

192 Broadway

Tax Map No. 163.18-1-58

Proposed Adult Social Daycare Center

The proposed center aims to provide social activities for seniors and adults with disabilities at 192 Broadway. Interior renovations will include upgrading electrical systems and converting a window to a door for improved access.

Transportation will be arranged for attendees due to limited parking at the location.

The center will operate primarily Monday through Friday, with potential special events on weekends.

Most individuals are on Medicaid, with payments primarily covered by the Spark program or Managed Long-Term Care (MLTC) programs. Referrals for services often come from managed long-term care programs.

Board Questions

Board member Doreen Rabine asked for a more descriptive narrative of the type of site plan Laura Niles is proposing which would include drawings of the exterior changes, including door and window placements, hours of operation, days of the week, parking, occupancy max and signage.

The design must ensure that the new door is wheelchair accessible and that signage is visible at the main entrance.

The applicant states that the main entrance will feature a double door, and the back entrance will be designed for wheelchair access. There is a discussion about whether to permanently close the front entrance, which is currently one step up. She would like to place a sign where the sign pole currently is as well as a sign on the north side of the house, which is faces Liberty Street. Laura also explained that the building can accommodate approximately six parking spaces. There are two spots currently being used by the tenants however the third space is for the third apartment, leaving two spots available for the center. Additional parking options on Broadway and nearby streets were discussed to alleviate congestion.

The board set a deadline for Friday, February 20th at 3:00 p.m. to submit updates regarding signage, narrative, and operational details to the ZBA clerk to ensure the referral gets to the county planning agency on time.

The county will review the submitted application and provide feedback or recommendations. The process includes a planning meeting with the agency to review all applications needing a referral to the county.

A motion was made to refer to the county. That motion was made by **Doreen Rabine**, seconded by **Bernie Taylor**. All ayes. Motion carried.

A motion to deem the application accepted and incomplete pending additional information and set a public hearing, with the conditions that the following information be submitted in writing by Friday, February 20th at 3:00 p.m. was made by **Bernie Taylor**, seconded by **Tabitha Fish**. All ayes. Motion carried.

A resolution to *change the meeting in March to Thursday, March 19th, 2026, at 6:00 p.m.* was determined by the board. A motion to adopt the resolution was made by **Doreen Rabine**, seconded by **Bernie Taylor**. All ayes. Motion carried.

A motion to adjourn the meeting was made by **Doreen Rabine**, seconded by **Bernie Taylor**. All ayes. Motion carried.

Respectfully submitted,

Janelle Rose
Zoning Board of Appeals Clerk