

Village of Fort Edward
Zoning Board of Appeals
Date: March 19, 2026

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

Present: Melanie Dickinson, Mike Dickinson, Ann Purdue, Denise Mayer, Angela Presley, Alec Presley, James Donahue, Brandon Burke, Matthew Rimkunas, Sharon Tasker-Dalton, Ben Bramlage, Rob Martin, Jessica Donnelly, Amanda Durkee.

Approval of Minutes from February 18, 2025

Motion by: **Doreen Rabine**
Seconded by: **Bernie Taylor**
All ayes. Motion carried.

Summary

The meetings addressed public hearings for applications at 50 Broadway and 192 Broadway, an appeal from ESMI regarding zoning determination, and the interpretation of village code on fence heights. Key outcomes included the approval of the 50 Broadway application, scheduling of a public hearing for the ESMI appeal on April 14th, agreement on the interpretation of the fence height code, and a recommendation for the village board to review the code.

PUBLIC HEARING

50 Broadway – Site Plan Review

Brandon Burke

Tax Map No. 171.6-3-33

A motion to open the public hearing was made by **Doreen Rabine**, seconded by **Bernie Taylor**.

A public hearing was opened for the application to build a 10 by 12 shed at 50 Broadway. The applicant explained that the shed is intended to protect motorcycles from weather. The board conducted an environmental assessment and found no adverse impact. The application was approved and a negative declaration was adopted.

There was no public or written comment for this application.

A motion to declare the SEQRA a negative declaration was made by **Doreen Rabine**, seconded by **Bernie Taylor**. All ayes. Motion carried.

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

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

PUBLIC HEARING

192 Broadway – Site Plan Review

Laura Niles

Tax Map No. 163.18-1-58

A motion was made by **Doreen Rabine**, seconded by **Bernie Taylor** to open the public hearing for 192 Broadway, but it was tabled due to the absence of representation. The public hearing will remain open until the next meeting on **Tuesday, April 14th at 6:00 p.m.**

ESMI APPEAL

The board discussed the appeal from ESMI regarding a zoning determination by the Code Enforcement Officer. ESMI's attorney provided an overview of the appeal and offered to answer questions. The board requested a timeline of ESMI's material processing to be submitted one week before the next meeting. Potential witnesses for the public hearing were identified: Mr. Bramlage, Bill Nickis, and the village engineer for clarification on non-hazardous materials.

Scheduling of Next Meeting

The board discussed scheduling the next public hearing for the ESMI appeal, considering conflicts with other meetings. The public hearing is scheduled for **Tuesday, April 14, 2026, at 6 p.m. at the firehouse**. All members present agreed on this date, with no objections.

Written Comments Submission

Written comments from the public should be submitted one week prior to the hearing, ideally by **April 7th**. Oral comments will be accepted during the public hearing and written submissions will be accepted in the Clerk's office.

Submission of Supporting Documentation

Supporting documentation for the public hearing should be submitted in advance for review. Janelle will forward any submitted materials to the board and ensure they are available to the public, with personal information redacted as necessary.

FENCE HEIGHT CODE INTERPRETATION

A request was made for clarification on section 350-5-15B of the village code regarding fence heights near the street line and sidewalk. Discussion focused on whether the 4 ft height limit applies at the sidewalk level or follows the land's slope. The board agreed that the 4 ft limit should be measured from the sidewalk level, regardless of slope.

Recommendation for Code Review

A motion was made by **Doreen Rabine**, seconded by **Bernie Taylor** to recommend that the village board review the fence height code for potential updates. The ZBA expressed confidence that the village board would consider this recommendation.

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

Respectfully submitted,

Janelle Rose
ZBA Clerk