

**Village of Fort Edward
Zoning Board of Appeals
Date: October 15, 2025**

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

Present: Kevin Bessette, Dave Armando, Thomas Trepanier

Approval Minutes from September

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

Summary

The meeting focused on the public hearing for a variance request at 16 Oak Street, which was ultimately denied due to lack of financial hardship and potential negative impact on neighborhood character. Additionally, a new application for a property at 11 Lincoln Avenue was discussed, with the applicant required to provide further financial evidence to support their request for a use variance.

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

PUBLIC HEARING - ZONING

KEVIN BESSETTE – AREA VARIANCE – Subdivision of property

16 Oak Street
Fort Edward NY 12828
Tax map no. 162.20-1-34

- A motion was made and seconded to open the public hearing for 16 Oak Street, which was approved.
- No members of the public attended the hearing, and the board discussed the implications of issuing an area variance.
- Concerns were raised about the potential future impact on neighborhood character if the variance were granted, as well as the absence of financial hardship.
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Decision on Variance Application

- A motion was made to deny the variance application for 16 Oak Street based on the reasons discussed, which was seconded and approved.
- The board emphasized the importance of considering future implications and adherence to zoning laws.

A motion to deny the application was made by **Nasrene Haj**, seconded by **Tabitha Fish**.
All ayes. Motion carried.

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

OLD BUSINESS - ZONING

BRANDON BURKE – AREA VARIANCE – Shed on commercial property

50 Broadway

Fort Edward NY 12828

Tax map no. 171.6-3-33

In the September meeting, the application was tabled. The board discussed having Dave Armando, code enforcement, to meet with Brandon, the applicant, to see if there would be any other placement on the property that would meet the zoning requirements to avoid this variance request. The applicant decided to withdraw the area variance request and will move to a Site Plan Review by the board for November to place the shed on the property due to the location zoned as commercial.

A motion to accept the withdrawn application was made by **Doreen Rabine**, seconded by **Tabitha Fish**. All ayes. Motion carried.

NEW BUSINESS - ZONING

THOMAS TREPANIER - USE VARIANCE – Proposed Repair of equipment and storage of building materials and equipment.

- The applicant for 11 Lincoln Avenue presented their case, stating the property is improperly zoned for residential use.
- The board noted that the application was incomplete and required financial evidence to support the request for a use variance.
- The applicant was advised to consult the zoning law and provide the necessary documentation by the next meeting.

Next Steps for 11 Lincoln Avenue

- The application for 11 Lincoln Avenue was tabled until the next meeting on November 19th.
- The applicant was reminded to submit the required financial evidence by the deadline to ensure consideration at the upcoming meeting. Deadline for submitting is ***November 1, 2025, by 4:00 p.m.***

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

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

Respectfully submitted,

Janelle Rose
Zoning Board of Appeals Clerk