

Village of Fort Edward
Zoning Board of Appeals
Date: June 30, 2026

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

Absent:

Present: Kris March, Taylor Boucher, Brandon Andrews, Paige Boucher, Irma Hamblin, Jeff Hamblin, Greg Van Grouw

Summary

The meeting covered two main application reviews and related procedural actions. First, the Board opened a public hearing, reviewed a mobile food trailer application for Slickfin Brewing Company, clarified gray water disposal and operating details, and approved the permit after determining the proposal was a Type II SEQR action. The Board then began reviewing the Grumbellies site plan, focusing on proposed fencing and guardrails, materials, property line and right-of-way questions, vehicle access, and safety concerns related to multiple exits. The Board will continue the Grumbellies matter at the next public hearing on the 15th and requested additional clarification from the applicant, with Code Enforcement expected to review access and property line issues. In a later portion of the meeting, the Board also reviewed a proposal involving gates and emergency access, asked for updated drawings, material photos, and gate locations, and set a public hearing for July 15th. The Board additionally discussed a new law office and supervised visitation business application, focusing on parking, operating hours, signage, and storefront appearance, and confirmed notice and referral logistics.

Outline

Roll call and opening pledge

The meeting began with roll call and confirmation of board member attendance. Janelle Rose was identified as the organizer. The Pledge of Allegiance was recited at the start of the meeting.

Irving Consumer Products – Site Plan Review

1 Eddy Street

Fort Edward NY 12828

Tax Map No. 163.17-4-22

The proposal is the demolition of the *Mill Street Annex / MSA which is Building #33, Decora Manufacturing*. The board determined and voted to grant the application for demolition in the Historic Preservation zone. A motion was made by **Doreen Rabine**, seconded by **Samantha Walker** to grant the certification of appropriateness of demolition. All ayes. Motion carried.

Slickfin Brewing – Public Hearing, Site Plan Review

147-149 Broadway

Fort Edward NY 12828

Tax Map No. 171.5-2-12

Opening the public hearing

The Board moved to open the public hearing. The motion was made by Tabitha Fish, seconded by Bernie Taylor. All ayes. Motion carried. The hearing was opened to receive public comment and to allow the Board to ask questions about the applications under review.

Gray water disposal for mobile food trailer

The applicant explained that gray water would be disposed of inside the existing facility sink and disposal system rather than discharged into the municipal sewer. The Board reminded the applicant that Washington County

sewer regulations prohibit emptying waste barrels into the municipal sewer and require proper disposal. The applicant stated that health department approval and completion of the build-out are required before operations can begin. The referral from the county found this to be a matter of essentially local concern with the following comment:

“Ensure compliance with State Historic Preservation regulations as the area of disturbance is near archeological sites.”

Operating hours and location for mobile food trailer

The mobile trailer's operating hours will align with the existing business hours of Slickfin Brewing Company. The proposed trailer location remained unchanged from the prior submission.

SEQR determination and approval of mobile food trailer

The Board determined the action is a Type II SEQR action because it involves construction or expansion of a non-residential structure under 4,000 square feet. The Board voted to approve the mobile food trailer at Slickfin Brewing Company. The motion to approve was made by Tabitha Fish, seconded by Doreen Rabine. All ayes. Motion carried.

Grumbellies Eatery – Site Plan

159 Broadway

Fort Edward NY 12828

Tax Map No. 171.5-2-8

Grumbellies Site Plan introduction and process

The applicant for Grumbellies introduced the initial site plan application. The Board explained that this session would help set up the public hearing and gather additional questions. The applicant referenced prior discussions with Planning staff and anticipated a follow-up meeting with Code Enforcement before the 15th of July 2026.

Proposed fencing and guardrail locations and purposes

The applicant proposed several barriers, including a guardrail down the center of the property between parking and the road, a six-foot chain link fence along the rear, and split-rail fencing near the building to match existing aesthetics. The stated purpose was to improve appearance, direct parking flow, prevent patrons from cutting across grass, and address a safety issue involving a prior fall. The applicant said guardrail is preferred in some locations because chain link fencing could be damaged by snowplows.

Fencing materials and aesthetic consistency

The applicant said split-rail fencing would be used in some areas to match the existing aesthetic. The applicant stated that a six-foot chain link fence had already been purchased for the rear section to maintain the existing fence line and avoid blocking river views. The Board asked for clarification on where each fence type would be used and noted that some locations may require steel guardrail rather than chain link for durability.

Property lines, right-of-way, and jurisdiction questions

The Board and applicant discussed unclear cartography regarding right-of-way and property lines near Water's Edge and the adjacent brick parcel. The applicant asserted that the water's edge runs along their border. The Board noted that determining exact property lines and responsibility between the village and the property owner remains important for locating fences and repairs. The applicant reported discussions with the Canal Corporation and the village regarding a failing rail fence and said coordination for repairs is underway.

Concerns about two exits and traffic safety

Board members raised safety concerns about having two exits from the parking area onto a narrow, active roadway. The Board cited potential pedestrian and vehicle conflicts during busy summer periods. The applicant stated that the road segment is on their property and said multiple exits have historically been used. The Board requested additional review of emergency vehicle access, sightlines, and traffic flow, and suggested discussion with Code Enforcement at the next hearing.

Next steps for Grumbellies and continuation

The Board confirmed that the Grumbellies matter would be continued to the public hearing on the 15th of July 2026. The applicant was expected to provide clarifications on fence locations, materials, property line documentation, and exit management before or at the next meeting. The board and Code Enforcement officer will review access and property line concerns at the next meeting.

Gate and emergency access proposal

The applicant proposed adding a gate at the entrance or exit so it would remain closed except for emergency vehicle access. The goal was to prevent general through-traffic and uncontrolled use of the area. The Board discussed using a gate that can be opened in an emergency but is otherwise closed, with control over daytime use to prevent parking or driving through when the business is closed. The gate location was clarified as being on the guardrail side rather than the new fence side. The Board observed that vehicles drive at high speeds through the lot and agreed that a physical barrier would improve safety and circulation.

Safety incident noted at site

The applicant described a late-night incident in which suspicious occupants in a vehicle were observed in the garden area, leading to a police call. The incident reinforced concerns about the need for controlled access. Police advised them not to approach suspicious people, which was cited as further support for deterrents such as gates.

Requested updates to site submission

The Board requested updated drawings showing all proposed gates and the exact locations where they will be installed. The Board asked for clarification between chain-link fence and guardrail installations, including the exact type and height of the rail or guardrail. The Board requested photographs or product images of the proposed guardrail, fence, and gate hardware to help visualize the proposal. The Board also requested the height specification for the rail or fence in the area where a man previously fell.

Scheduling public hearing and referral status

The Board agreed to set the public hearing for July 15th, 2026, at 6:00 p.m. The motion was made by Doreen Rabine, seconded by Tabitha Fish. All ayes. Motion carried. Janelle, the clerk, was assigned to send the required public hearing notices. The Board confirmed that county referrals had already been submitted by the applicant but noted that changes to the plans may require resubmission.

171 Broadway – Site Plan Review

Taylor Boucher, Paige Boucher

Tax Map No.171.5-2-3

Boucher Law, Suite #1 and ADK Family Access, Suite #2

The applicant stated that the law firm will operate in the village storefront. The same space will also host a court-ordered supervised visitation service by appointment only. The supervised visitation business will initially operate with up to five appointment slots and one visitation room, with the possibility of adding more rooms if demand increases. Supervision for the visits will be provided by a licensed third party, Paige Boucher, as required by the court. The applicant clarified that there is no dedicated off-street parking and that the business will rely on existing on-street parking and nearby availability.

Parking, hours of operation, and potential conflicts

The Board emphasized parking and traffic as primary site plan review issues. The applicant described the office as virtual and appointment-based, with hours driven by court and client schedules rather than a standard 9-to-5 schedule. The Board noted that nearby evening businesses generally free up daytime parking and that supervised visitation hours were unlikely to conflict with evening restaurant parking.

Signage, logos, and storefront appearance

The Board reviewed logo and signage samples and expressed interest in maintaining an attractive Broadway storefront. The applicant showed proposed logos and colors and agreed to provide final artwork if needed. The Board asked whether the applicant planned landscaping or storefront enhancements such as flower boxes. The Board reminded the applicant that approved appearance elements should match submitted plans to avoid later unapproved changes.

Administrative and next steps

The Board confirmed July 15th, 2026, as the next meeting date and public hearing date for the applications. The applicant will submit updated plans showing gate placements, guardrail versus fence details, heights, and product photos for each proposed material. The clerk will send public hearing notices, and the Board will monitor referrals and any required resubmissions if plans change.

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