

**AGENDA
TOWN OF FORT EDWARD
REGULAR MEETING
MAY 11, 2026 –7:00 P.M.**

Call to Order.
Pledge of Allegiance

ROLL CALL: Supervisor Fisher
Councilman Suprenant
Councilwoman Mullen
Councilman Middleton
Councilwoman Collier

OTHERS PRESENT:

APPROVAL OF MINUTES: Minutes of the regular meeting of April 13, 2026.

APPROVAL OF REPORTS: Town Clerk Monthly, Dog Control Officer, Town Justice, Building Inspector, Highway & Supervisor.

APPROVAL OF BILLS:

ABSTRACT #5

GENERAL A –	\$24,286.99
GENERAL B –	\$ 1,107.05
HIGHWAY –	\$14,453.78
MUNICIPAL –	\$ 3,182.17
SPECIAL LIGHTING –	\$ 3,238.67
SPECIAL WATER –	\$ 464.26
SPECIAL WATER 2 –	\$ 51.41

TOTAL: \$46,784.33

BUSINESS:

- Set Public Hearing for Local Law #1 – A Local Law for Flood Damage Prevention
- Set MS4 Public Hearing for June 8, 2026, at 6:55 P.M.
- StoredTech Quote to secure server in locking cabinet/Meraki Port Switch/Cisco Access Point and licensing.

RESOLUTIONS:

- **Res. No. 19:** 2026 Highway School Authorization

CORRESPONDENCE:

ADJOURNMENT:

Account Description	Fee Description	Account#	Qty	Local Share
Conservation	Conservation	A1255	10	15.44
			Sub-Total:	\$15.44
Dog Licensing	Female, Spayed	A2544	34	374.00
Dog Licensing	Female, Unspayed	A2544	6	102.00
Dog Licensing	Male, Neutered	A2544	13	143.00
Dog Licensing	Male, Unneutered	A2544	12	204.00
			Sub-Total:	\$823.00
MARRIAGE LIC.	MARRIAGE LICENSE FEE	A 1255	3	52.50
			Sub-Total:	\$52.50
MISC. FEES	Certified Copies	A 1603	47	540.00
MISC. FEES	Marriage Transcripts	A 1255	3	30.00
			Sub-Total:	\$570.00
MISC. FEES	Municipal Search	A 2770	1	30.00
			Sub-Total:	\$30.00
MISC. FEES	Red Landfill Stickers	A 2130	2738	5,476.00
MISC. FEES	Village Water Rents	SW2 2140	3	690.67
MISC. FEES	Water Rents	SW 2140	23	3,179.67
			Sub-Total:	\$9,346.34
PERMIT FEES	Building Permits	B 2590	1	200.00
			Sub-Total:	\$200.00
PLAN & ZONE	Zoning Fees	B 2110	1	978.50
			Sub-Total:	\$978.50
TOWN CLERK FEES	Miscellaneous Copies	A 1255	1	20.00
			Sub-Total:	\$20.00

Total Local Shares Remitted: \$12,035.78

Amount paid to: Animal Population Control	101.00
Amount paid to: NYS Environmental Conservation	264.56
Amount paid to: State Health Dept. for Marriage Licenses	67.50

Total State, County & Local Revenues: \$12,468.84

Total Non-Local Revenues: \$433.06

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Aimee Mahoney, Town Clerk, Town of Fort Edward during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

Supervisor Date

Aimee Mahoney 5/1/2026

Town Clerk Date

Town of Fort Edward

06

LICENSE TYPES
AND FEES

	Unspayed Statutory Fee (B)	Spayed Statutory Fee (C)	Local Fee (D)	Late Penalty (E)	Spayed Fee (F)	Unspayed Fee (G)
1. Spay/Neuter	NO FEE	@ 0.00	@ 11.00	@ 0.00	@ 1.00	NO FEE
2. Unspay/Unneut	@ 0.00	NO FEE	@ 17.00	@ 0.00	NO FEE	@ 3.00
3. Exemption	NO FEE	NO FEE	NO FEE	NO FEE	@ 0	@ 0
4. Purebred(1-10)	@ 0.00	@ 0.00	@ 0.00	@ 0.00	@ 0.00	@ 0.00
5. Purebred(11-25)	@ 0.00	@ 0.00	@ 0.00	@ 0.00	@ 0.00	@ 0.00
6. Purebred(26+)	@ 0.00	@ 0.00	@ 0.00	@ 0.00	@ 0.00	@ 0.00
7. TOTALS	\$0.00	\$0.00	\$823.00	\$0.00	\$47.00	\$54.00

REPLACEMENT AND PUREBRED

TAG ORDERS PROCESSED	Column H	Column I (Local)	Column J (Statutory)
	# Each	Tag Fees	Tag Fees
8. Replacement Tags	0	0.00	0.00
9. Purebred Tags	0	0.00	0.00
10. TOTALS	0	\$0.00	\$0.00

DISBURSEMENTS (to T.C.V.)

	(to County)	(to Animal Population Control)
12. Local% of 7B + 7C	\$0.00	15. Stat% of 7B + 7C \$0.00
13. Local% of 7D + 7E + 10I	\$823.00	16. Stat% of 10J \$0.00
14. Total	\$823.00	17. Total \$0.00
Amount paid to: County Treasurer for Dog Licenses.....		\$0.00
Amount paid to: Animal Population Control.....		\$101.00

LICENSE SUMMARY

1. Number of Original Standard Dog Licenses:	10
2. Number of Original Purebred Dog Licenses:	0
3. Number of Standard Renewals (including New Owner Licenses):	55
4. Number of Purebred License Renewals:	0
5. Total of Lines 1-3:	65



Town of Fort Edward, NY Dog Control

DCO Report April 2026

I do not contract with WCPH to handle 10 day QT bite reports. I do keep track of all reported bites in the town. Exact names and addresses are not included in DCO reports for privacy reasons. The information is available if it is needed and can be provided by the DCO. Incident reports for anything requiring investigation are available upon request.

EXTRAS

Earlier this month I received information on a conference being held in Albany in September. The Animal Control Officers Conference hosted by Animal Event Pros LLC. It is intended for ACO/DCOs, law enforcement, and shelters. There will be a variety of speakers as well as vendors and people from other agencies to network with. This will be a good opportunity for extra information and training that will help me be more useful to the residents of the municipalities I cover. At this point I am planning on attending, sponsored by the Village of Greenwich. I have shared this opportunity with the DA and he will share it with our local law enforcement. It is a 2 day conference over the weekend of September 28 and 29. *After speaking with the conference host to ask some questions I was asked if I'd consider being a speaker on equine topics. I am considering this.*

This month I was contacted on a Friday afternoon by Holly Harris of Almost Home Rescue, and Easton DCO. She had been contacted by Nancy Quell, Hebron DCO. They were looking for help with 16 dogs who were discovered by a WCS deputy on a rural property in Hebron when he arrived to serve an eviction notice. The dogs were in crates full of feces, in yards that were filthy and feces infested, had no food or water and most of the dogs were in an emaciated or debilitating state of neglect. He decided he would be pressing charges for neglect under NYS AG and Market Law Article 26. Nancy informed the deputy that these issues are not covered by dog control in the state of NY as a DCO only can enforce and handle Article 7, however, knowing the sheriff had no way of dealing with this issue and live dogs, she volunteered to step in and find help. Since the cell service is very limited in that area I informed Holly she should continue on to the scene and assist Nancy while I stayed in Greenwich and began making phone calls looking for assistance for the dogs. My first call was to Libby Post, she is the head of the NYS Animal Protection Federation. She is responsible for our laws pertaining to rescue and shelters and works very closely with AG and Markets. I asked if a temporary shelter could be set up if needed without meeting all the new 26C requirements to get the dog off the property and into clean surroundings. She responded that it would be acceptable to set something up for a temporary holding and staging area, perhaps in a garage type building owned by the WCS. She let me know she would contact the state inspectors if we needed to do this and clear it with them. This would be our plan B. I made several phone calls working through my contacts and all of their contacts they gave moreover the next few hours until I spoke with Stacey at the Susquehanna SPCA in Cooperstown, NY. She agreed to take any dogs we needed her to take as long as they were surrendered by the persons being charged. She stated her

shelter would come and pick up the dogs, vet them all with their shelter vet, provide all the necessary information for the sheriff's case, rehab the dogs, and house them until they were adopted out by her shelter. She also stated that the SSPCA would cover all the costs. This was an amazing offer! As we spoke it was discovered Stacey is an officer with the NYSAPF and knows Libby very well. The shelter would cover the cost with fundraising and the FED would help with the rest. This shelter is approximately 3 hours away. I contacted Holly and gave her the contact info for the shelter. Arrangements were made for the dogs to be housed in a private kennel locally until Monday morning when most of them would be picked up by Stacey and her crew from the shelter. It was after 10:00 p.m. when the last dog was moved off the property. Monday morning I met Nancy and assisted in transferring 9 dogs to the shelter vans. The dogs left for a new life. Some of the remaining dogs are in the care of Almost Home. It is my understanding several of the dogs that remained have adoptive homes waiting for them when they are healthy and ready to go. These dogs need care and supplies. I posted locally on FB on a Wednesday afternoon that I would be at TSC the following day after lunch in Greenwich. I suggested anyone who wanted to help could do an online pick up order of dog food and mark it DCO for Hebron dogs. The store contacted me that night to say they had quite a bit of food. The next day I went to TSC and they loaded a pallet of dog food onto my truck with a fork lift! A gift card and 2 more large bags and a case of canned food was picked up after that. It was an incredible showing of support from the local community. None of the 3 of us posted anything online, and we kept our name out of the media. We directed them to the shelter for comments. Nancy informed me she did meet with Bob Henke because she felt he should be aware of how this was handled, the teamwork that 3 DCOs pulled together in a matter of an afternoon, and suggest the old task force way of doing things from 30 years ago should be looked at for resurrection. I have been asking for this type of program for a long time so our law enforcement has a plan and when issues like this arise there is not such a panic and scramble to secure animals safely. My understanding is that this meeting went well. At this point we are all reaching out to our contacts to see who may wish to be involved. It is not public knowledge, just something being considered. It's a good start and would be a good outcome from a bad situation.

4/6- I received a call from a WCS deputy who was looking for help finding a place for a GSD. The dog was in a trailer on Hunt Ave and there was no one left to care for it. The woman there said her step son left the dog behind and left the area. The dog was being kept in a bedroom and the woman was physically unable to care for it. I assisted the deputy by making phone calls looking for a spot for the dog to be surrendered. It was surrendered to a local vet.

4/3- Good Friday, I received a call from the WCS. They had arrested a man and he had his dog with him. I explained that this type of incident is not covered by dog control and they would need to find a friend or family member to pick up the dog for the man. I did leave a message for the supervisor and stated that he did not need to call me back unless the town wanted to make an exception and take the dog and kennel it.

4/21- I received a call from a man on Summit St who was missing his dog. The dog was not wearing its collar as it had just had a bath but was chipped. He was not sure if the chip was registered and current. The 11 yr old dog got out of the fence in the middle of the night. I posted the dog online, called the WCS, the post office and the school bus garage asking for sightings to be reported to me or the owner. I contacted Alfie's Rescue for help with the use of their drone. Later that morning the owner called and said the dog just showed up at the house.

4/26- I received a call from a woman who had a dog on her porch in the Hudson Falls area of Fort Edward. She said the dog had been in the street and she had it on her porch for a bit but no one had come by looking for it. I posted the dog and was on my way to pick it up when the owner came looking for it. The dog had run from a house fire at its home earlier.

Shannon Celeste NACI Fort Edward DCO

CEO REPORT 4/26

- 4/1 Started March report
- 4/2 Bruce final for grant work. Ok
- 4/3 Finished March report and typed C of C for Bruce.
- 4/7 Received Broz complaint. Convert a church into 3 unit apartment without even asking a question? Zoning violation and multiple codes violation.
- 4/8 Typed letter for Gillis.
- 4/10 Went to Broz and left warning letters. Upton final. Ok
- 4/13 Upton c of o typed.
- 4/14 School all day.
- 4/15 Moses plumbing insp. Drains ok. Need to see air or water in supplies.
- 4/16 Met with Truax re:pole building.
- 4/17 Typed Broz letter giving her 10 days to start complying.
- 4/20 1177 Burgoyne complaint. Minor issues. Told owner to clean up abit.
- 4/21 Met Ingersoll at Burlets re: porch with no permit.
- 4/22 Hand deliver Letter mf violation to Broz.
- 4/23 Matte walls before pour. Ok
- 4/24 Moses supply lines. Ok
- 4/27 Met w/ Broz at office. Told her steps she needs to take...
- 4/28 Burlett permit issued for porch. Double fee.
- 4/29 Burlett piers ok. White piers. Ok. Denied Broz permit app based on zoning.
- 4/30 Truax review finished. Matte porch and garage walls before pour. Ok

The Town should raise its fee for municipal searches among other things,

Fort Edward Town Court
Summary Report of Cases Closed
Judge Joseph M Malvuccio

Report date: 04/30/2026

04/01/2026 to 04/30/2026

All Judges

<u>STATUTE</u>	<u>CLOSED</u>	<u>FINE</u>	<u>SURCHG</u>	<u>CIVIL FEE</u>
PL	6	995.00	455.00	0.00
VTL	78	6838.00	4701.00	0.00
CIV	6	0.00	0.00	178.00
CPL	1	0.00	0.00	0.00
TOTALS	91	7833.00	5156.00	178.00

ADDITIONAL INFORMATION

Number of DWIs - 1192:	9	Fines/Fees: \$2720.00
Number of AUOs - 511:	4	Fines/Fees: \$1786.00
Number of Speeds - 1180:	11	Fines/Fees: \$1618.00
Number of Defendants:	54	
Total Number Charges:	91	
Average Charges/Defendant:	1.69	
Number of Small Claims:	2	

NOTE: Dollars are calculated for fines assessed, not amount collected.

Treasurer's Summary Report

Town of Fort Edward

GENERAL FUND

Cash Account Balances As Follows:

Account No	GENERAL FUND	Prev Month	Current Per
A00.0200.000	Cash in Checking	852,206.26	824,612.02
Total Balance of Cash Accts:		852,206.26	824,612.02

Account No	Disbursements	Amount
A00.1110.400	Justices/Contract.Exp.	150.96
A00.1355.400	Assessors/Contract.Exp.	880.63
A00.1410.400	Clerk/Contractual	416.43
A00.1420.400	Attorney/Contract.Exp.	2,000.00
A00.1620.400	Buildings/Contract.Exp.	6,339.13
A00.3510.400	Control of Dogs-Contract.	135.00
A00.5132.400	Garage/Contract Exp.	2,104.77
A00.5182.400	St.Light-Contractual	259.94
A00.7180.400	Beach & Pool-Contractual	112.71
A00.8160.400	Refuse/Garb-Contract.Exp.	12,716.41
A00.8989.400	COMMUNITY/NEWSLETTER	615.00
Total Disbursements from Fund:		25,730.98

Account No	General Journal Adjustments	Amount
A00.0200.000	Cash in Checking	-1,863.26
A00.0630.000	Due to Other Funds	0.00
A00.0690.000	OVERPAYMENTS AND CLEARING ACCOUNT	16,102.50
A00.1010.100	Board/Pers.Services	1,847.68
A00.1090.000	Penalties onReal Property	-8,704.25
A00.1110.100	JUSTICE PERSONNEL	10,627.62
A00.1170.000	Franchises	-28,959.74
A00.1220.100	Supervisor/Pers.Serv.	6,110.66
A00.1255.000	Clerk Fees	-70.56
A00.1355.100	Assessors/Pers.Serv.	7,500.00
A00.1410.100	Clerk/Pers.Serv.	10,171.07
A00.1603.000	Registrar Fees	-560.00
A00.2130.000	Landfill Tickets	-4,714.00
A00.2410.800	REAL PROPERTY RENT	-17,843.50
A00.2544.000	Dog Licenses	-606.00
A00.2610.000	Fines/Fees & Forfeits	-14,022.50
A00.2770.000	Miscellaneous Revenues	-330.00
A00.3510.100	Control of Dogs-Pers Serv	1,834.50
A00.3820.000	Youth Programs	-1,822.00
A00.4020.100	Regis/Vit.Stat-Pers.Serv.	506.55
A00.5010.100	Supt.of Hwy Personnel	8,834.19
A00.7510.100	Historian/Pers.Serv.	138.67
A00.8160.100	Refuse/Garbage-Pers.Serv.	6,283.20
A00.9030.800	Social Security	4,119.85
A00.9055.800	Disability	40.32
A00.9060.800	Health Ins.	5,379.00
Total Adjustments to Fund:		0.00

TOWN OUTSIDE VILLAGE

Cash Account Balances As Follows:

Account No	TOWN OUTSIDE VILLAGE	Prev Month	Current Per
B00.0200.000	CASH ACCOUNT	73,555.35	62,804.43
Total Balance of Cash Accts:		73,555.35	62,804.43

Treasurer's Summary Report

Town of Fort Edward

Account No	Disbursements	Amount
B00.3620.400	Bldg Inspect-Contractual	92.08
B00.7140.400	Recreation-Contractual	7,500.00
B00.8020.400	Planning/Contract.Exp.	13,503.11
Total Disbursements from Fund:		21,095.19

Account No	General Journal Adjustments	Amount
B00.0200.000	CASH ACCOUNT	10,344.27
B00.0630.000	Due to Other Funds	0.00
B00.2115.000	Planning Board Fees	-16,065.44
B00.2590.000	Permits	-1,000.00
B00.3620.100	Bldg Inspect-Personnel	3,597.36
B00.8010.100	Zoning/Pers.Serv.	2,016.21
B00.8020.100	Planning/Pers.Serv.	630.00
B00.9030.800	Social Security	477.60
Total Adjustments to Fund:		0.00

HIGHWAY FUND - OUTSIDE VILLAGE

Cash Account Balances As Follows:

Account No	HIGHWAY FUND - OUTSIDE VILLAGE	Prev Month	Current Per
DB0.0200.000	Cash Account	493,360.78	460,959.14
Total Balance of Cash Accts:		493,360.78	460,959.14

Account No	Disbursements	Amount
DB0.5110.400	Gen.Repairs/Contract.Exp.	2,735.71
DB0.5142.400	Snow Removal-Contractual	12,456.32
Total Disbursements from Fund:		15,192.03

Account No	General Journal Adjustments	Amount
DB0.0200.000	Cash Account	-17,209.61
DB0.0630.000	Due to Other Funds	0.00
DB0.1120.000	SALES TAX REVENUE	-22,789.75
DB0.5110.100	Gen.Repairs/Personnel	31,535.00
DB0.5142.100	Snow Removal-Pers Service	40.02
DB0.9030.800	Social Security	2,415.53
DB0.9055.800	Disability	49.50
DB0.9060.800	Health Insurance	5,959.31
Total Adjustments to Fund:		0.00

PARK+Rec GRANT

Cash Account Balances As Follows:

Account No	BOA DOWNTOWN	Prev Month	Current Per
H21.0200.000	CASH	5,300.00	5,300.00
Total Balance of Cash Accts:		5,300.00	5,300.00

CDPHP High Deductible Fund

Cash Account Balances As Follows:

Account No	BROWNFIELD OPPORTUNITY AREA	Prev Month	Current Per
H90.0200.000	CASH	14,745.98	14,845.55
Total Balance of Cash Accts:		14,745.98	14,845.55

Treasurer's Summary Report

Town of Fort Edward

Account No	General Journal Adjustments	Amount
H90.0020.400	CDPHP CHARGES	-99.57
H90.0200.000	CASH	99.57
Total Adjustments to Fund:		0.00

MUNICIPAL

Cash Account Balances As Follows:

Account No	MUNICIPAL	Prev Month	Current Per
J00.0200.000	Cash Account	15,593.99	10,768.67
Total Balance of Cash Accts:		15,593.99	10,768.67

Account No	Disbursements	Amount
J00.1620.400	Buildings Contractual	4,825.32
Total Disbursements from Fund:		4,825.32

SPECIAL LIGHTING

Cash Account Balances As Follows:

Account No	SPECIAL LIGHTING	Prev Month	Current Per
SL0.0200.000	Cash Account	36,408.43	32,094.36
Total Balance of Cash Accts:		36,408.43	32,094.36

Account No	Disbursements	Amount
SL0.5182.400	Street Lighting-Cont.	4,314.07
Total Disbursements from Fund:		4,314.07

SPECIAL WATER

Cash Account Balances As Follows:

Account No	SPECIAL WATER	Prev Month	Current Per
SW0.0200.000	Cash Account	215,200.24	184,031.52
Total Balance of Cash Accts:		215,200.24	184,031.52

Account No	Disbursements	Amount
SW0.8320.400	Water-Contractual	30,542.69
Total Disbursements from Fund:		30,542.69

Account No	General Journal Adjustments	Amount
SW0.0200.000	Cash Account	-626.03
SW0.0630.000	Due to Other Funds	0.00
SW0.8320.100	Water Personnel	581.55
SW0.9030.800	Social Security	44.48
Total Adjustments to Fund:		0.00

SPECIAL WATER DISTRICT 2

Cash Account Balances As Follows:

Account No	SPECIAL WATER DISTRICT 2	Prev Month	Current Per
SW2.0200.000	CASH	61,206.22	67,588.73

Treasurer's Summary Report

Town of Fort Edward

Total Balance of Cash Accts: 61,206.22 67,588.73

Account No	Disbursements	Amount
SW2.8320.400	WATER- CONTRACTUAL	65.90
	Total Disbursements from Fund:	65.90

Account No	General Journal Adjustments	Amount
SW2.0200.000	CASH	6,448.41
SW2.0630.000	DUE TO OTHER FUNDS	0.00
SW2.2140.000	METERED SALES	-2,616.84
SW2.2142.000	UNMETERED SALES	-4,080.00
SW2.8320.100	WATER- PERSONNEL	230.76
SW2.9030.800	SOCIAL SECURITY	17.67
	Total Adjustments to Fund:	0.00

TRUST AND AGENCY

Cash Account Balances As Follows:

Account No	TRUST AND AGENCY	Prev Month	Current Per
T00.0200.000	Cash Account	46,550.70	48,257.18
	Total Balance of Cash Accts:	46,550.70	48,257.18

Account No	General Journal Adjustments	Amount
T00.0017.000	DEFFERRED COMPENSATION	20.00
T00.0018.000	State Retirement	-1,603.20
T00.0019.000	Disability Insurance	0.00
T00.0020.000	CDPHP	249.32
T00.0020.100	AFLAC	-372.60
T00.0021.000	State Income Tax	0.00
T00.0022.000	Federal Income Tax	0.00
T00.0026.000	Social Security	0.00
T00.0085.000	Payroll Savings	0.00
T00.0200.000	Cash Account	1,706.48
T00.0391.000	Due from Other Funds	0.00
	Total Adjustments to Fund:	0.00

A local law for Flood Damage Prevention as authorized by the New York State Constitution, Article IX, Section 2, and Environmental Conservation Law, Article 36

**SECTION 1.0
STATUTORY AUTHORIZATION AND PURPOSE**

1.1 FINDINGS

The Town of Fort Edward finds that the potential and/or actual damages from flooding and erosion may be a problem to the residents of the Town of Fort Edward and that such damages may include: destruction or loss of private and public housing, damage to public facilities, both publicly and privately owned, and injury to and loss of human life. In order to minimize the threat of such damages and to achieve the purposes and objectives hereinafter set forth, this local law is adopted.

1.2 STATEMENT OF PURPOSE

It is the purpose of this local law to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) regulate uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
- (4) control filling, grading, dredging and other development which may increase erosion or flood damages;
- (5) regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands, and;
- (6) qualify and maintain for participation in the National Flood Insurance Program.

1.3 OBJECTIVES

The objectives of this local law are:

- (1) to protect human life and health;
- (2) to minimize expenditure of public money for costly flood control projects;
- (3) to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) to minimize prolonged business interruptions;

- (5) to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, sewer lines, streets and bridges located in areas of special flood hazard;
- (6) to help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (7) to provide that developers are notified that property is in an area of special flood hazard; and,
- (8) to ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

SECTION 2.0 DEFINITIONS

Unless specifically defined below, words or phrases used in this local law shall be interpreted so as to give them the meaning they have in common usage and to give this local law its most reasonable application.

"Accessory Structure" is a structure used solely for parking (two-car detached garages or smaller) or limited storage, represent a minimal investment of not more than 10 percent of the value of the primary structure, and may not be used for human habitation.

"Appeal" means a request for a review of the Local Administrator's interpretation of any provision of this Local Law or a request for a variance.

"Area of shallow flooding" means a designated AO or AH on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average annual depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of special flood hazard" is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. This area may be designated as Zone A, AE, AH, AO, A1-A30, AR, A99. It is also commonly referred to as the base floodplain or 100-year floodplain. For purposes of this Local Law, the term "special flood hazard area (SFHA)" is synonymous in meaning with the phrase "area of special flood hazard."

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year.

"Basement" means that portion of a building having its floor subgrade (below ground level) on all sides.

"Building" see "Structure"

"Cellar" has the same meaning as "Basement".

"Crawl Space" means an enclosed area beneath the lowest elevated floor, eighteen inches or more in height, which is used to service the underside of the lowest elevated floor. The elevation of the floor of this enclosed area, which may be of soil, gravel, concrete or other material, must be equal to or above the lowest adjacent exterior grade. The enclosed crawl space area shall be properly vented to allow for the equalization of hydrostatic forces which would be experienced during periods of flooding.

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, paving, excavation or drilling operations or storage of equipment or materials.

"Elevated building" means a non-basement building (i) built, in the case of a building in Zones A1-A30, AE, A, A99, AO, AH, B, C, X, or D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor, elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the flow of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-A30, AE, A, A99, AO, AH, B, C, X, or D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-V30, VE, or V,

"elevated building" also includes a building otherwise meeting the definition of "elevated building", even though the lower area is enclosed by means of breakaway walls that meet the federal standards.

"Federal Emergency Management Agency" means the Federal agency that administers the National Flood Insurance Program.

"Flood" or **"Flooding"** means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) the overflow of inland or tidal waters;
- (2) the unusual and rapid accumulation or runoff of surface waters from any source.

"Flood" or "flooding" also means the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in (1) above.

"Flood Boundary and Floodway Map (FBFM)" means an official map of the community published by the Federal Emergency Management Agency as part of a riverine community's Flood Insurance Study. The FBFM delineates a Regulatory Floodway along water courses studied in detail in the Flood Insurance Study.

"Flood Elevation Study" means an examination, evaluation and determination of the flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of flood-related erosion hazards.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been designated as Zone A but no flood elevations are provided.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

"Flood Insurance Study" see "flood elevation study".

"Floodplain" or **"Flood-prone area"** means any land area susceptible to being inundated by water from any source (see definition of "Flooding").

"Floodproofing" means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

"Floodway" - has the same meaning as "Regulatory Floodway".

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, and ship repair facilities. The term does not include long-term storage, manufacturing, sales, or service facilities.

"Highest adjacent grade" means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

"Historic structure" means any structure that is:

- (1) listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (3) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (i) by an approved state program as determined by the Secretary of the Interior or
 - (ii) directly by the Secretary of the Interior in states without approved programs.

"Local Administrator" is the person appointed by the community to administer and implement this local law by granting or denying development permits in accordance with its provisions. This person is often the Building Inspector, Code Enforcement Officer, or employee of an engineering department.

"Lowest floor" means lowest floor of the lowest enclosed area (including basement or cellar). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Local Law.

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term does not include a "Recreational vehicle"

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Mean sea level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum of 1988 (NAVD 88), or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

"Mobile home" - has the same meaning as "Manufactured home".

"New construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the community and includes any subsequent improvements to such structure.

"New York State Special Flood Hazard Area (NYS SFHA)" is the greater of the following two areas:

1. The area within a floodplain subject to a 0.2-percent or greater chance of flooding in any year.
2. The area designated as a flood hazard area on a community's flood hazard map, or otherwise legally designated.

Note: Locations defined as "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE ZONE X" are excluded from the NYS SFHA.

"One hundred year flood" or "100-year flood" has the same meaning as "Base Flood".

"Principally above ground" means that at least 51 percent of the actual cash value of the structure, excluding land value, is above ground.

"Recreational vehicle" means a vehicle which is:

- (1) built on a single chassis;
- (2) 400 square feet or less when measured at the largest horizontal projections;
- (3) designed to be self-propelled or permanently towable by a light duty truck; and
- (4) not designed primarily for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height as determined by the Federal Emergency Management Agency in a Flood Insurance Study or by other agencies as provided in Section 4.4-2 of this Law.

"Required Flood Elevation (RFE)" The elevation requirement for the lowest floor of all new or substantial improvements within flood hazard areas in New York State. At a minimum, the RFE shall be the higher of the following:

- (1) The base flood elevation at the depth of peak elevation of flooding, including wave height, that has a 1-percent or greater chance of being equaled or exceeded in any given year
 - a. plus 2 feet of freeboard, and
 - b. plus a sea level rise of 18 inches in flood hazard areas adjacent to tidal areas.
- (2) The elevation of the design flood associated with the area designated on a flood hazard map adopted by the community.

"Start of construction" means the date of permit issuance for new construction and substantial improvements to existing structures, provided that actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading, or filling), or the installation of streets or walkways, or excavation for a basement, footings, piers or foundations, or the erection of temporary forms, or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction"

means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure" means a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. The term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not include:

- (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official, and which are the minimum necessary to assure safe living conditions.

"Tidal Areas": According to NYCRR Title 6 Part 490, New York State tidal areas are defined to include the marine coasts of Nassau, Suffolk, and Westchester counties and the five boroughs of New York City, and the main stem of the Hudson River, north from New York City to the federal dam at Troy.

"Variance" means a grant of relief from the requirements of this local law which permits construction or use in a manner that would otherwise be prohibited by this local law.

"Violation" means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations.

**SECTION 3.0
GENERAL PROVISIONS**

3.1 LANDS TO WHICH THIS LOCAL LAW APPLIES

This local law shall apply to all areas of special flood hazard within the jurisdiction of the Town of Fort Edward

3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard for the Town of Fort Edward, Community Number 360885 are identified and defined on the following documents prepared by the Federal Emergency Management Agency.

- (1) Flood Insurance Rate Map Panels:

36115C0386E, 36115C0387E, 36115C0388E, 36115C0389E, 36115C0395E, 36115C0451E, 36115C0452E, 36115C0454E, 36115C0460E, 36115C0462E, 36115C0470E

whose effective date is July 21, 2026, and any subsequent revisions to these map panels that do not affect areas under our community's jurisdiction.

- (2) A scientific and engineering report entitled "Flood Insurance Study, Washington County, New York, All Jurisdictions" dated July 21, 2026.

The above documents are hereby adopted and declared to be a part of this Local Law. The Flood Insurance Study and/or maps are on file at:

Town Clerk of Fort Edward

3.3 INTERPRETATION AND CONFLICT WITH OTHER LAWS

This Local Law includes all revisions to the National Flood Insurance Program through October 27, 1997 and shall supersede all previous laws adopted for the purpose of flood damage prevention.

In their interpretation and application, the provisions of this local law shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and welfare. Whenever the requirements of this local law are at variance with the requirements of any other lawfully adopted rules, regulations, or ordinances, the most restrictive, or that imposing the higher standards, shall govern.

3.4 SEVERABILITY

The invalidity of any section or provision of this local law shall not invalidate any other section or provision thereof.

3.5 PENALTIES FOR NON-COMPLIANCE

No structure in an area of special flood hazard shall hereafter be constructed, located, extended, converted, or altered and no land shall be excavated or filled without full compliance with the terms of

this local law and any other applicable regulations. Any infraction of the provisions of this local law by failure to comply with any of its requirements, including infractions of conditions and safeguards established in connection with conditions of the permit, shall constitute a violation. Any person who violates this local law or fails to comply with any of its requirements shall, upon conviction thereof, be fined no more than \$250 or imprisoned for not more than 15 days or both. Each day of noncompliance shall be considered a separate offense. Nothing herein contained shall prevent the Town of Fort Edward from taking such other lawful action as necessary to prevent or remedy an infraction. Any structure found not compliant with the requirements of this local law for which the developer and/or owner has not applied for and received an approved variance under Section 6.0 will be declared non-compliant and notification sent to the Federal Emergency Management Agency.

3.6 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this local law is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This local law does not imply that land outside the area of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This local law shall not create liability on the part of the Town of Fort Edward, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this local law or any administrative decision lawfully made there under.

SECTION 4.0 ADMINISTRATION

4.1 DESIGNATION OF THE LOCAL ADMINISTRATOR

The Code Enforcement Officer is hereby appointed Local Administrator to administer and implement this local law by granting or denying floodplain development permits in accordance with its provisions.

4.2 THE FLOODPLAIN DEVELOPMENT PERMIT

4.2-1 PURPOSE

A floodplain development permit is hereby established for all construction and other development to be undertaken in areas of special flood hazard in this community for the purpose of protecting its citizens from increased flood hazards and ensuring that new development is constructed in a manner that minimizes its exposure to flooding. It shall be unlawful to undertake any development in an area of special flood hazard, as shown on the Flood Insurance Rate Map enumerated in Section 3.2, without a valid floodplain development permit. Application for a permit shall be made on forms furnished by the Local Administrator and may include, but not be limited to: plans, in duplicate, drawn to scale and showing: the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing.

4.2-2 FEES

All applications for a floodplain development permit shall be accompanied by an application fee of \$ _____. In addition, the applicant shall be responsible for reimbursing the Town of Fort Edward for any additional costs necessary for review, inspection and approval of this project. The Local Administrator may require a deposit of no more than \$500.00 to cover these additional costs.

4.3 APPLICATION FOR A PERMIT

The applicant shall provide the following information as appropriate. Additional information may be required on the permit application form.

- (1) The proposed elevation, in relation to mean sea level, of the lowest floor (including basement or cellar) of any new or substantially improved residential structure to be located in the NYS SFHA. Upon completion of the lowest floor, the permittee shall submit to the Local Administrator the as-built elevation, certified by a licensed professional engineer or surveyor.
- (2) The proposed elevation, in relation to mean sea level, of the lowest floor (including basement or cellar) of any new or substantially improved non-residential structure to be located in the NYS SFHA. Upon completion of the lowest floor, the permittee shall submit to the Local Administrator the as-built elevation, certified by a licensed professional engineer or surveyor.
- (3) The proposed elevation, in relation to mean sea level, to which any new or substantially improved non-residential structure will be floodproofed. Upon completion of the floodproofed portion of the structure, the permittee shall submit to the Local Administrator the as-built floodproofed elevation, certified by a professional engineer or surveyor.

- (4) A certificate from a licensed professional engineer or architect that any utility floodproofing will meet the criteria in Section 5.2-3, UTILITIES.
- (5) A certificate from a licensed professional engineer or architect that any non-residential floodproofed structure will meet the floodproofing criteria in Section 5.4, NON-RESIDENTIAL STRUCTURES.
- (6) A description of the extent to which any watercourse will be altered or relocated as a result of proposed development. Computations by a licensed professional engineer must be submitted that demonstrate that the altered or relocated segment will provide equal or greater conveyance than the original stream segment. The applicant must submit any maps, computations or other material required by the Federal Emergency Management Agency (FEMA) to revise the documents enumerated in Section 3.2, when notified by the Local Administrator, and must pay any fees or other costs assessed by FEMA for this purpose. The applicant must also provide assurances that the conveyance capacity of the altered or relocated stream segment will be maintained.
- (7) A technical analysis, by a licensed professional engineer, if required by the Local Administrator, which shows whether proposed development to be located in an area of special flood hazard may result in physical damage to any other property.
- (8) In Zone A, when no base flood elevation data are available from other sources, base flood elevation data shall be provided by the permit applicant for subdivision proposals and other proposed developments (including proposals for manufactured home and recreational vehicle parks and subdivisions) that are greater than either 50 lots or 5 acres.

4.4 DUTIES AND RESPONSIBILITIES OF THE LOCAL ADMINISTRATOR

Duties of the Local Administrator shall include, but not be limited to the following.

4.4-1 PERMIT APPLICATION REVIEW

The Local Administrator shall conduct the following permit application review before issuing a floodplain development permit:

- (1) Review all applications for completeness, particularly with the requirements of subsection 4.3, APPLICATION FOR A PERMIT, and for compliance with the provisions and standards of this law.
- (2) Review subdivision and other proposed new development, including manufactured home parks to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is located in an area of special flood hazard, all new construction and substantial improvements shall meet the applicable standards of Section 5.0, CONSTRUCTION STANDARDS and, in particular, sub-section 5.1-1 SUBDIVISION PROPOSALS.
- (3) Determine whether any proposed development in an area of special flood hazard may result in physical damage to any other property (e.g., stream bank erosion and increased flood velocities). The Local Administrator may require the applicant to submit additional technical analyses and data necessary to complete the determination.

If the proposed development may result in physical damage to any other property or fails to meet the requirements of Section 5.0, CONSTRUCTION STANDARDS, no permit shall be issued. The applicant may revise the application to include measures that mitigate or eliminate the adverse effects and re-submit the application.

- (4) Determine that all necessary permits have been received from those governmental agencies from which approval is required by State or Federal law.

4.4-2 USE OF OTHER FLOOD DATA

- (1) When the Federal Emergency Management Agency has designated areas of special flood hazard on the community's Flood Insurance Rate map (FIRM) but has neither produced water surface elevation data (these areas are designated Zone A on the FIRM) nor identified a floodway, the Local Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, including data developed pursuant to paragraph 4.3(7), as criteria for requiring that new construction, substantial improvements or other proposed development meet the requirements of this law.
- (2) When base flood elevation data are not available, the Local Administrator may use flood information from any other authoritative source, such as historical data, to establish flood elevations within the areas of special flood hazard, for the purposes of this law.
- (3) When an area of special flood hazard, base flood elevation, and/or floodway data are available from a Federal, State or other authoritative source, but differ from the data in the documents enumerated in Section 3.2, the Local Administrator may reasonably utilize the other flood information to enforce more restrictive development standards.

4.4-3 ALTERATION OF WATERCOURSES

- (1) Notification to adjacent municipalities that may be affected and the New York State Department of Environmental Conservation prior to permitting any alteration or relocation of a watercourse and submit evidence of such notification to the Regional Administrator, Region II, Federal Emergency Management Agency.
- (2) Determine that the permit holder has provided for maintenance within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

4.4-4 CONSTRUCTION STAGE

- (1) Within the NYS SFHA, upon placement of the lowest floor or completion of floodproofing of a new or substantially improved structure, obtain from the permit holder a certification of the as-built elevation of the lowest floor or floodproofed elevation, in relation to mean sea level. The certificate shall be prepared by or under the direct supervision of a licensed land surveyor or professional engineer and certified by same. For manufactured homes, the permit holder shall submit the certificate of elevation upon placement of the structure on the site. A certificate of elevation must also be submitted for a recreational vehicle if it remains on a site for 180 consecutive days or longer (unless it is fully licensed and ready for highway use).

- (2) Any further work undertaken prior to submission and approval of the certification shall be at the permit holder's risk. The Local Administrator shall review all data submitted. Deficiencies detected shall be cause to issue a stop work order for the project unless immediately corrected.

4.4-5 INSPECTIONS

The Local Administrator and/or the developer's engineer or architect shall make periodic inspections at appropriate times throughout the period of construction in order to monitor compliance with permit conditions and enable said inspector to certify, if requested, that the development is in compliance with the requirements of the floodplain development permit and/or any variance provisions.

4.4-6 STOP WORK ORDERS

- (1) The Local Administrator shall issue, or cause to be issued, a stop work order for any floodplain development found ongoing without a development permit. Disregard of a stop work order shall subject the violator to the penalties described in Section 3.5 of this local law.
- (2) The Local Administrator shall issue, or cause to be issued, a stop work order for any floodplain development found non-compliant with the provisions of this law and/or the conditions of the development permit. Disregard of a stop work order shall subject the violator to the penalties described in Section 3.5 of this local law.

4.4-7 CERTIFICATE OF COMPLIANCE

- (1) In areas of special flood hazard, as determined by documents enumerated in Section 3.2, it shall be unlawful to occupy or to permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure until a certificate of compliance has been issued by the Local Administrator stating that the building or land conforms to the requirements of this local law.
- (2) A certificate of compliance shall be issued by the Local Administrator upon satisfactory completion of all development in areas of special flood hazard.
- (3) Issuance of the certificate shall be based upon the inspections conducted as prescribed in Section 4.4-5, INSPECTIONS, and/or any certified elevations, hydraulic data, floodproofing, anchoring requirements or encroachment analyses which may have been required as a condition of the approved permit.

4.4-8 INFORMATION TO BE RETAINED

The Local Administrator shall retain and make available for inspection, copies of the following:

- (1) Floodplain development permits and certificates of compliance;
- (2) Certifications of as-built lowest floor elevations of structures, required pursuant to subsections 4.4-4(1) and 4.4-4(2), and whether or not the structures contain a basement;

- (3) Floodproofing certificates required pursuant to sub-section 4.4-4(1), and whether or not the structures contain a basement;
- (4) Variances issued pursuant to Section 6.0, VARIANCE PROCEDURES; and,
- (5) Notices required under sub-section 4.4-3, ALTERATION OF WATERCOURSES.

SECTION 5.0 CONSTRUCTION STANDARDS

5.1 GENERAL STANDARDS

The following standards apply to new development, including new and substantially improved structures, in the areas of special flood hazard shown on the Flood Insurance Rate Map designated in Section 3.2.

5.1-1 SUBDIVISION PROPOSALS

The following standards apply to all new subdivision proposals and other proposed development in areas of special flood hazard (including proposals for manufactured home and recreational vehicle parks and subdivisions):

- (1) Proposals shall be consistent with the need to minimize flood damage;
- (2) Public utilities and facilities such as sewer, gas, electrical and water systems shall be located and constructed so as to minimize flood damage; and,
- (3) Adequate drainage shall be provided to reduce exposure to flood damage.

5.1-2 ENCROACHMENTS

- (1) Within Zones A1-A30, AE, and AH on streams without a regulatory floodway, no new construction, substantial improvements or other development (including fill) shall be permitted unless:
 - (i) the applicant demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any location, or,
 - (ii) the Town of Fort Edward agrees to apply to the Federal Emergency Management Agency (FEMA) for a conditional FIRM revision, FEMA approval is received and the applicant provides all necessary data, analyses and mapping and reimburses the Town of Fort Edward for all fees and other costs in relation to the application. The applicant must also provide all data, analyses and mapping and reimburse the Town of Fort Edward for all costs related to the final map revision.
- (2) On streams with a regulatory floodway, as shown on the Flood Boundary and Floodway Map or the Flood Insurance Rate Map adopted in Section 3.2, no new construction, substantial improvements or other development in the floodway (including fill) shall be permitted unless:
 - (i) a technical evaluation by a licensed professional engineer demonstrates through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that such an encroachment shall not result in any increase in flood levels during occurrence of the base flood, or,
 - (ii) the Town of Fort Edward agrees to apply to the Federal Emergency Management Agency (FEMA) for a conditional FIRM and floodway revision, FEMA approval is received and the applicant provides all necessary data, analyses and mapping and

reimburses the Town of Fort Edward for all fees and other costs in relation to the application. The applicant must also provide all data, analyses and mapping and reimburse the Town of Fort Edward for all costs related to the final map revisions.

5.2 STANDARDS FOR ALL STRUCTURES

The following standards apply to new development, including new and substantially improved structures, in the areas of special flood hazard shown on the Flood Insurance Rate Map designated in Section 3.2.

5.2-1 ANCHORING

New structures and substantial improvement to structures in areas of special flood hazard shall be anchored to prevent flotation, collapse, or lateral movement during the base flood. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

5.2-2 CONSTRUCTION MATERIALS AND METHODS

- (1) New construction and substantial improvements to structures shall be constructed with materials and utility equipment resistant to flood damage.
- (2) New construction and substantial improvements to structures shall be constructed using methods and practices that minimize flood damage.
- (3) For enclosed areas below the lowest floor of a structure within the NYS SFHA new and substantially improved structures shall have fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding, designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a licensed professional engineer or architect or meet or exceed the following minimum criteria:
 - (i) a minimum of two openings of each enclosed area having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (ii) the bottom of all such openings no higher than one foot above the lowest adjacent finished grade and;
 - (iii) openings not less than three inches in any direction.

Openings may be equipped with louvers, valves, screens or other coverings or devices provided they permit the automatic entry and exit of floodwaters. Enclosed areas sub-grade on all sides are considered basements and are not permitted.

5.2-3 UTILITIES

- (1) New and replacement electrical equipment, heating, ventilating, air conditioning, plumbing connections, and other service equipment shall be located above the Required Flood Elevation (RFE), or be designed to prevent water from entering and accumulating within the

components during a flood and to resist hydrostatic and hydrodynamic loads and stresses. Electrical wiring and outlets, switches, junction boxes and panels shall be elevated or designed to prevent water from entering and accumulating within the components unless they conform to the appropriate provisions of the electrical part of the Building Code of New York State or the Residential Code of New York State for location of such items in wet locations;

- (2) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (3) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters. Sanitary sewer and storm drainage systems for buildings that have openings below the base flood elevation shall be provided with automatic backflow valves or other automatic backflow devices that are installed in each discharge line passing through a building's exterior wall; and,
- (4) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

5.2-4 STORAGE TANKS

- (1) Underground tanks shall be anchored to prevent flotation, collapse and lateral movement during conditions of the base flood.
- (2) Above-ground tanks shall be:
 - a. anchored to prevent flotation, collapse or lateral movement during conditions of the base flood, and;
 - b. installed at or above the Required Flood Elevation (RFE).

5.3 RESIDENTIAL STRUCTURES

5.3-1 ELEVATION

The following standards apply to new and substantially improved residential structures located in areas of special flood hazard, in addition to the requirements in sub-sections 5.1-1, SUBDIVISION PROPOSALS, and 5.1-2, ENCROACHMENTS, and Section 5.2, STANDARDS FOR ALL STRUCTURES.

- (1) Within Special Flood Hazard Areas, new construction and substantial improvements shall have the lowest floor (including basement) elevated to or above the Required Flood Elevation (RFE).
- (2) Within Zone A, if the Base flood elevation is not specified, a base flood elevation shall be determined by either of the following:
 - a. Obtain and reasonably use data available from a federal, state or other source plus 2 feet of freeboard or:

- b. Determine the base flood elevation in accordance with accepted hydrologic and hydraulic engineering practices, plus freeboard. Determinations shall be undertaken by a registered design professional who shall be documented that the technical methods used reflect currently accepted engineering practice. Studies, analyses, and computations shall be submitted in sufficient detail to allow thorough review and approval.
- (3) Within Zone AO, new construction and substantial improvements shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's Flood Insurance Rate Map enumerated in Section 3.2 plus one foot of freeboard, or not less than 3 feet if a depth number is not specified.
 - (4) Within Zones AH and AO, adequate drainage paths are required to guide flood waters around and away from proposed structures on slopes.

5.4 NON-RESIDENTIAL STRUCTURES

The following standards apply to new and substantially improved commercial, industrial and other non-residential structures located in areas of special flood hazard, in addition to the requirements in sub-sections 5.1-1, SUBDIVISION PROPOSALS, and 5.1-2, ENCROACHMENTS, and Section 5.2, STANDARDS FOR ALL STRUCTURES.

- (1) Within the NYS SFHA, new construction and substantial improvements of any non-residential structure shall either:
 - (i) have the lowest floor, including basement or cellar, elevated to or above the required flood elevation; or
 - (ii) be floodproofed so that the structure is watertight below the required flood elevation, including attendant utility and sanitary facilities, with walls substantially impermeable to the passage of water. All structural components located below the required flood elevation must be capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.
- (2) Within Zone AO, new construction and substantial improvements of non-residential structures shall:
 - (i) have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM plus one foot (at least three feet if no depth number is specified), or
 - (ii) together with attendant utility and sanitary facilities, be completely floodproofed to that level to meet the floodproofing standard specified in sub-section 5.4(1)(ii)
- (3) If the structure is to be floodproofed, a licensed professional engineer or architect shall develop and/or review structural design, specifications, and plans for construction. A Floodproofing Certificate or other certification shall be provided to the Local Administrator that certifies the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of Section 5.4(1)(ii), including the specific elevation (in relation to mean sea level) to which the structure is to be floodproofed.

The following standards apply to new and substantially improved accessory structures, including detached garages, in the NYS SFHA.

- (1) The accessory structure must meet the definition of structure, for floodplain management purposes, provided in 44 CFR § 59.1, where walled and roofed shall be interpreted as having two outside rigid walls and a fully secured roof.
- (2) The accessory structure should be small, as defined by the community and approved by FEMA, and represent a minimal investment. Accessory structures of any size may be considered for a variance; however, FEMA considers accessory structures that meet the following criteria to be small and therefore not necessarily in need of a variance, if the community chooses to allow it:
 - a. Located in an area of special flood hazard area and less than or equal to the size of a one-story, two-car garage.
- (3) Accessory structures must meet the standards of Section 5.2-1, ANCHORING,
- (4) The portions of the accessory structure located below RFE must be constructed with flood-resistant materials.
- (5) Mechanical and utility equipment for the accessory structure must be elevated or dry floodproofed to or above RFE.
- (6) Within Zones AO if no depth number is specified, areas below three feet above the highest adjacent grade shall be constructed using methods and practices that minimize flood damage.
- (7) The accessory structure must comply with the floodway encroachment provisions of the NFIP.
- (8) The accessory structure must be wet floodproofed to protect the structure from hydrostatic pressure. The design must meet the NFIP design and performance standards for openings per 44 CFR § 60.3(c)(5) and must allow for the automatic entry and exit of floodwaters without manual operation or the presence of a person (or persons).

**SECTION 6.0
VARIANCE PROCEDURE**

6.1 APPEALS BOARD

- (1) The Zoning Board of Appeals as established by the Town of Fort Edward shall hear and decide appeals and requests for variances from the requirements of this local law.
- (2) The Zoning Board of Appeals shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Local Administrator in the enforcement or administration of this local law.
- (3) Those aggrieved by the decision of the Zoning Board of Appeals may appeal such decision to the Supreme Court pursuant to Article 78 of the Civil Practice Law and Rules.
- (4) In passing upon such applications, the Zoning Board of Appeals, shall consider all technical evaluations, all relevant factors, standards specified in other sections of this local law and:
 - (i) the danger that materials may be swept onto other lands to the injury of others;
 - (ii) the danger to life and property due to flooding or erosion damage;
 - (iii) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (iv) the importance of the services provided by the proposed facility to the community;
 - (v) the necessity to the facility of a waterfront location, where applicable;
 - (vi) the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 - (vii) the compatibility of the proposed use with existing and anticipated development;
 - (viii) the relationship of the proposed use to the comprehensive plan and floodplain management program of that area;
 - (ix) the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (x) the costs to local governments and the dangers associated with conducting search and rescue operations during periods of flooding;
 - (xi) the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
 - (xii) the costs of providing governmental services during and after flood conditions, including search and rescue operations, maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems and streets and bridges.

- (5) Upon consideration of the factors of Section 6.1(4) and the purposes of this local law, the Zoning Board of Appeals may attach such conditions to the granting of variances as it deems necessary to further the purposes of this local law.
- (6) The Local Administrator shall maintain the records of all appeal actions including technical information and report any variances to the Federal Emergency Management Agency upon request.

6.2 CONDITIONS FOR VARIANCES

- (1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (i-xii) in Section 6.1(4) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- (2) Variances may be issued for the repair or rehabilitation of historic structures upon determination that:
 - (i) the proposed repair or rehabilitation will not preclude the structure's continued designation as a "Historic structure"; and
 - (ii) the variance is the minimum necessary to preserve the historic character and design of the structure.
- (3) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
 - (i) the criteria of subparagraphs 1, 4, 5, and 6 of this Section are met; and
 - (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threat to public safety.
- (4) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (5) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (6) Variances shall only be issued upon receiving written justification of:
 - (i) a showing of good and sufficient cause;
 - (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.

- (7) Any applicant to whom a variance is granted for a building with the lowest floor below the base flood elevation shall be given written notice over the signature of a community official that:
- (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and
 - (ii) such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions as required in Section 4.4-8 of this Local Law.

Be it enacted this _____ day of _____, 2026 by the
Town Board of the Town of Fort Edward
_____, Washington County, New York, to be
effective _____.

SEAL

ATTEST _____ CLERK

Attachment A
MODEL FLOODPLAIN DEVELOPMENT
APPLICATION FORM

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

This form is to be filled out in duplicate.

SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign): _____

1. No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. The permit is invalid if no work is commenced within six months of issuance, and expires 2 years from date of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
7. Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.
8. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.

(APPLICANT'S SIGNATURE) _____ DATE _____

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT)

NAME	ADDRESS	TELEPHONE
APPLICANT	_____	_____
BUILDER	_____	_____
ENGINEER	_____	_____

PROJECT LOCATION:

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well-known landmark. A map attached to this application, and a sketch showing the project layout would be helpful.

APPLICATION # _____

PAGE 2 of 4

DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

- | <u>ACTIVITY</u> | <u>STRUCTURE TYPE</u> |
|--|--|
| <input type="checkbox"/> New Structure | <input type="checkbox"/> Residential (1-4 Family) |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Residential (More than 4 Family) |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Non-residential (Floodproofing? <input type="checkbox"/> Yes <input type="checkbox"/> No) |
| <input type="checkbox"/> Relocation | <input type="checkbox"/> Combined Use (Residential & Commercial) |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Manufactured (Mobile) Home |
| <input type="checkbox"/> Replacement | (In Manufactured Home Park? <input type="checkbox"/> Yes <input type="checkbox"/> No) |

ESTIMATED COST OF PROJECT \$ _____

B. OTHER DEVELOPMENT ACTIVITIES:

- Fill Mining Drilling Grading
- Excavation (Except for Structural Development Checked Above)
- Watercourse Alteration (Including Dredging and Channel Modifications)
- Drainage Improvements (Including Culvert Work), Stormwater Control Structures or Ponds
- Road, Street or Bridge Construction
- Subdivision (New or Expansion)
- Individual Water or Sewer System
- Other (Please Specify) _____

After completing SECTION 2, APPLICANT should submit form to Local Administrator for review.

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by LOCAL ADMINISTRATOR)

The proposed development is located on FIRM Panel No. _____, Dated _____.

The Proposed Development:

- The proposed development is reasonably safe from flooding. Entire property is in Zone B, C or X.
- The proposed development is in adjacent to a flood prone area.
100-Year flood elevation at the site is:
_____ Ft. NGVD 1929/ NAVD 1988 (MSL)
 Unavailable
- See Section 4 for additional instructions for development that is or may be in a flood prone area.

SIGNED _____ DATE _____

Attachment B

**SAMPLE
CERTIFICATE OF COMPLIANCE**

for Development in a Special Flood Hazard Area

**CERTIFICATE OF COMPLIANCE
FOR DEVELOPMENT IN A SPECIAL FLOOD HAZARD AREA**

(Owner Must Retain This Certificate)

Premises located at: _____

Owner: _____

Owner's Address: _____

Permit No. _____ Permit Date: _____

Check One:
 New Building
 Existing Building
 Fill
 Other: _____

The Local Floodplain Administrator is to complete a. or b. below:

a. Compliance is hereby certified with the requirements of Local Law No. ____, (yr) ____.
Signed: _____ Dated: _____

b. Compliance is hereby certified with the requirements of Local Law No. ____, (yr) ____, as modified by
variance no. ____, dated _____.
Signed: _____ Dated: _____



QUOTE

543 Queensbury Ave. Ste 5
 Queensbury, NY 12804
 United States
 t. 518-793-1111 f. 518-670-0120

Number STSQ25258

Date Apr 13, 2026

Sold To

Town of Fort Edward
 Aimee Mahoney
 118 Broadway
 PO Box 127
 Fort Edward, NY 12828
 United States

Phone 518-747-5212
Fax

Your Sales Rep



Patricia Vanderpool
Customer Success
Representative
 quote@storedtech.com

Here is the quote you requested.

Qty	Description	Unit Price	Ext. Price
Networking Hardware			
1	Meraki MS130 24 Port Ethernet Switch - Manageable - Gigabit Ethernet - 10/100/1000Base-T, 1000Base-X - 2 Layer Supported - 4 SFP Slots - 370 W PoE Budget - Optical Fiber, Twisted Pair - PoE Ports - Rack-mountable	\$2,195.20	\$2,195.20
Estimated to ship from vendor in 6-8 weeks.			
1	3 Yr Meraki MS130 24 Port Switch Enterprise License and Support	\$223.31	\$223.31
1	Cisco Meraki MR28 Indoor Access Point - Bluetooth 5.0 LE - Wi-Fi 6, Bluetooth - 2.4 GHz, 5 GHz - cloud-managed	\$305.15	\$305.15
Estimated to ship from vendor in 2-3 weeks.			
Locking Cabinet			
1	Eaton Tripp Lite Series SmartRack 18U Mid-Depth Half-Height Rack Enclosure Cabinet - 18U Rack Height x 19" Rack Width - Black - 1000 lb - ocking, reversible front door and locking, removable side panels - Black	\$1,069.48	\$1,069.48
1	Tripp Lite Rack Shelf- 2U Wide - Black - 59.52 lb x Maximum Weight Capacity	\$120.78	\$120.78
2	4-Post Rack Enclosure Fixed Heavy Duty Toolless Mount Shelf - 19" - Black - (250 lb capacity)	\$126.09	\$252.18
1	Optional - Meraki Renewal (Optional - SELECTED)	\$330.09	\$330.09
1 Yr Meraki Access Point License - Subscription License			
1 Yr Meraki MX64 Enterprise License - Subscription License			

**** Balance of total due upon delivery of hardware/software to client site.**

Prices subject to change. Prices based upon total purchase. All delivery, training or consulting services to be billed at published rates for each activity involved. Generally all hardware components proposed above are covered by a limited one-year warranty, covering parts and labor for hardware only and on a depot basis. We specifically disclaim any and all warranties, express or implied, including but not limited to any implied warranties or with regard to any licensed products. We shall not be liable for any loss of profits, business, goodwill, data, interruption of business. Nor for incidental or consequential merchantability or fitness of purpose, damages related to this agreement. Minimum 15% restocking fee with original packaging. If either party brings any legal proceeding or lawsuit in connection with an alleged breach of this Agreement, the prevailing party in such proceeding or lawsuit shall be entitled to recover its costs, legal fees and disbursements from the other party



Qty	Description	Unit Price	Ext. Price
-----	-------------	------------	------------

Professional Services (Not to Exceed)

1	Storedtech Professional Services	\$1,575.00	\$1,575.00
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Scope of Work

Objective:

Install Meraki switch, locking cabinet, and replace EOL AP

Tasks:

Assemble locking cabinet

Claim Meraki switch, add licensing, push firmware updates

Configure Meraki switch

Install locking cabinet

Install Meraki switch

Move all equipment to rack (server, UPS, firewall, ISP equipment)

Cutover patching/connections from FortiSwitch to Meraki switch

Replace MR16 with new MR28

Customer Responsibilities:

Client will be responsible for allowing StoredTech access to any onsite locations necessary.

Client will work with StoredTech to allow a window for downtime (if required).

Assumptions:

Items that are determined to be outside of this Scope of Work will require a Project Change Order.

Acquire the technology you need today! Leasing options may be available for any quotes greater than \$5,000. Please contact your Sales representative if you would like more information.

Deposit Required: \$0.00

Monthly Total: \$0.00

SubTotal	\$6,071.19
Tax	\$0.00
Shipping	\$276.70
Total	\$6,347.89

**** Balance of total due upon delivery of hardware/software to client site.**

Prices subject to change. Prices based upon total purchase. All delivery, training or consulting services to be billed at published rates for each activity involved. Generally all hardware components proposed above are covered by a limited one-year warranty, covering parts and labor for hardware only and on a depot basis. We specifically disclaim any and all warranties, express or implied, including but not limited to any implied warranties or with regard to any licensed products. We shall not be liable for any loss of profits, business, goodwill, data, interruption of business. Nor for incidental or consequential merchantability or fitness of purpose, damages related to this agreement. Minimum 15% restocking fee with original packaging. If either party brings any legal proceeding or lawsuit in connection with an alleged breach of this Agreement, the prevailing party in such proceeding or lawsuit shall be entitled to recover its costs, legal fees and disbursements from the other party



STOREDTECH

RESOLUTION NUMBER 19 OF 2026

MOTION BY _____

SECONDED BY _____

WHEREAS, the Fort Edward Town Board does hereby approve the Highway Superintendent, Brian Brockway, to attend the Association of Town's Highway School June 2-June 3, 2026 held in Ithaca, New York.

DATED: May 11, 2026

VOTE: