

**MINUTES OF THE TOWN OF FORT EDWARD ZONING BOARD OF APPEALS  
MEETING HELD ON THURSDAY, JULY 31, 2025 AT TOWN HALL COMMENCING  
AT 6:00 P.M.**

Chairman LaFay called the meeting to order at 6:00pm

Pledge of Allegiance

**PRESENT:** Chairman Ken LaFay  
Dolores Cogan  
Phillip King  
Jim Maskell  
Richard Fisher

**OTHERS PRESENT:** Daniel Sprague, Shawn Denué, Jessica Denué, Jeremiah Gifford, Corissa Maynard, Don Cox, Cheryl Cox, Steve Brown, Cindy Brown, William Brown, Barbara Brown and ZBA Clerk Aimee Ives.

**APPROVAL OF MINUTES: MOTION** by Jim Maskell, Seconded by Phillip King to approve the minutes of the meeting of November 7, 2024 **ALL AYES**

**BUSINESS:**

**Use Variance  
1099 Burgoyne Ave.  
Short Term Vehicle Storage  
Applicant: Shawn Denué**

**Chairman LaFay:** The Town Engineer sent a memo regarding the project and requested that questions #2 and #4 be answered in the application and the ZBA will need to refer the application to the Washington County Planning Department for review.

**MOTION** by Jim Maskell, Seconded by Phillip King to refer the Use Variance application for 1099 Burgoyne Ave. to the Washington County Planning Department **ALL AYES**

**PUBLIC COMMENT:**

**Don Cox:** What type of cars are you planning on storing and for how long?

**Shawn Denué:** Re-possessed cars and usually a 30 day turn around.

**Don Cox:** What are you going to do with the property to make sure the neighbors are not exposed to a bunch of cars parked?

**Shawn Denué:** I'm going to clean up the property and fix the fence.

**Don Cox:** What are you going to do with the access road to the property?

**Shawn Denué:** We are going to clean it up and install a new gate.

**Don Cox:** I live across the street and when speaking to the neighbors in the general area; not that we are adamantly opposed but we have concerns that it will turn into a junkyard.

**Shawn Denué:** These are all running, drivable vehicles.

**Don Cox:** How many vehicles are we talking about?

**Shawn Denué:** It is going to vary based on what is out there to be picked up, 30 – 90 cars but they go in and out.

**Don Cox:** We have serious concerns about children in the area as well as this being in the middle of a residential area. What about leaking oil or leaking fluid; how will that be monitored?

**Shawn Denué:** We are cleaning up the property from people throwing their garbage in there. We are putting up the fencing with the black weaving so you will not be able to see in from Burgoyne Ave. We will not be taking cars from accidents; we are taking cars that are not being paid for. If something was leaking, we would put a mat under the car to absorb anything.

**Dan Sprague:** I own Sprague's on the other side of the property. Will there be a buffer between the cars and the property line? Is there a distance he has to stay off the fence line for a buffer in case of leakage?

**Don Cox:** We do not want anything leaking into the ground near our property.

**Shawn Denué:** We are not doing any mechanical work on the cars; we have the mats which pick up 80%-90% of whatever is on the ground, oil, antifreeze, brake fluid except water.

**Dolores Cogan:** If this issue is being raised by the public; what could be something that you could put in place that would appease the neighbors' concerns?

**Shawn Denué:** I'm not sure, it's no different than a Walmart parking lot and that is paved, and I don't know what they do. I have not looked into something like that.

**Don Cox:** Our main concern is the property being in the middle of a residential area and is that the correct zoning for the lot or should it be changed? If it was re-zoned, you could easily put apartments or duplexes in there and increase the tax rolls for the community.

**Dan Sprague:** I was told apartments could not go in there do to it only having one access point and it not wide enough for emergency vehicles.

**Don Cox:** If the zoning was changed, it could be accommodated in speaking to a couple of people that live next to it; they would be willing to accommodate a wider road going into the property.

**Rick Fisher:** That property has been part of the Town's industry for a long time.

**Don Sprague:** With a property of this size you shouldn't be 5' from the property line, will the gate be locked at night?

**Shawn Denué:** It will be locked 24 hours a day.

**Don Cox:** If the buffer was 15' instead of 5' with the addition of some landscaping that would be better for the neighbors.

**Shawn Denué:** We can add shrubs if that would help.

**Steve Brown:** The driveway that goes to this lot is on our property and it's all torn up and when the motorcycle club was out there, they would bypass the road and go through our yard to get back there. What are the hours of operation going to be?

**Shawn Denué:** I was just there the other day, and the road wasn't bad; we would not be driving in your yard. We are respectful of surrounding properties.

**William Brown:** What types of vehicles are going to be stored?

**Shawn Denué:** Re-possessed vehicles.

**Cindy Brown:** Will there be any trouble being that the cars are re-possessed?

**Shawn Denué:** No, we do not have trouble with our lots.

**ADJOURNMENT:**

**MOTION** by Jim Maskell, Seconded by Dolores Cogan to adjourn the meeting at 6:40pm **ALL AYES**

Dated: August 4, 2025

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Aimee Ives, Clerk

