

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING HELD
ON WEDNESDAY, SEPTEMBER 10, 2025, AT TOWN HALL COMMENCING AT 7:00
P.M.**

Chairman Belden called the meeting to order at 7:03pm

Pledge of Allegiance

PRESENT: Chairman Belden
Valerie Ingersoll
Joe McMurray
Dolores Cogan
Zachary Middleton

ABSENT: Max Fruchter
Don Sanders, Jr.

OTHERS PRESENT: Shawn Denué, Jessica Denué, Jeremiah Gifford, Corissa Maynard,
Doreen Rabine, Town Attorney Bill Nikas, Town Engineer Chris Koenig and Planning Board
Clerk Aimee Ives

APPROVAL OF MINUTES: MOTION by Joe McMurray, seconded by Valerie Ingersoll to
approve the minutes of the meeting of June 25, 2025, **ALL AYES**

BUSINESS:

**Site Plan Review
1099 Burgoyne Ave.
Temporary Vehicle Storage
Applicant: Shawn Denué**

Chris Koenig: The County Planning Board found this project to be a matter of local concern
with the following comments:

- That the Board address maintaining vegetation buffer around perimeter of involved parcel
- To consider environmental impacts from potential leaking of fluids
- To consider potential impacts to traffic patterns and of ingress/egress sight lines

Chairman Belden: That is a County Road they are coming out onto, should we contact the
Washington County DPW for their review? How would we address the traffic comment?

Chris Koenig: They will be using the existing driveway with no improvements in the right-of-
way. There will not be any new curb cuts onto the County Road so no permit will be required.
The County I believe was considering how it would affect the existing traffic pattern due to the
site being vacant now and they also talked about sight lines.

Chairman Belden: I would think if the County Planning Board required a traffic study they would have asked that we do that and they did not.

- What size vehicles will be taking the cars in and out?

Shawn Denu: 21' bed straight trucks.

Zachary Middleton: The property is across from McIntyre St. which is the truck route into the Industrial Park.

Chairman Belden: Will you be storing the electric cars separate from the gas cars in case of fire?

Shawn Denu: They are catching on fire when they are plugged in.

Chairman Belden: They are catching on fire because rats are eating the wires.

Shawn Denu: We can separate them; we do not normally do that at our other facility.

Chairman Belden: What is your plan for cars leaking fluid? How would you know one was leaking?

Shawn Denu: All the trucks have mats in them of which one piece will hold 5 gallons of oil or anti-freeze, and we would put one under any cars that are leaking.

Chairman Belden: Vegetation around the perimeter?

Shawn Denu: It is covered in vegetation now; we will not be removing any of it. The vegetation is all on the neighbor's property.

Valerie Ingersoll: Did Chris receive the lighting specs for the solar lights?

Chris Koenig: Yes, and as long as they are down cast and not causing an issue with the neighbors.

Shawn Denu: They will be motion lights so they will not be on all the time.

Valerie Ingersoll: Will all the vehicles be locked?

Shawn Denu: Yes

Valerie Ingersoll: Will someone be at the property daily?

Shawn Denu: Yes, and we have cameras for insurance.

Valerie Ingersoll: With a max of 90 vehicles, will the Fire Dept. be able to access every car on the lot in case of fire?

Shawn Denu: Yes, there will be space for emergency vehicles.

Chairman Belden: Will the people that lose their vehicle know where it is?

Shawn Denu: Yes

Chairman Belden: How often do you have to deal with irate people?

Shawn Denu: It is very rare.

Dolores Cogan: Are you installing a new gate?

Shawn Denu: Yes, the existing gate will be repaired.

Dolores Cogan: Do you start the vehicles daily?

Shawn Denu: No

Chris Koenig: This will be a temporary storage yard; the Board may want to define temporary.

Board Consensus: Temporary will be equal to 1 year.

Dolores Cogan: Are there any plans for a small shed on the property?

Shawn Denu: We will have a 6x12 portable office for answering phones eventually.

Chairman Belden went through Part II of the SEQRA Short Form:

MOTION by Zachary Middleton, Seconded by Joe McMurray to declare a negative declaration for SEQRA review due to no potentially large adverse environmental impacts as a result of the project. **Vote: Chairman Belden: AYE**

Valerie Ingersoll – AYE

Joe McMurray – AYE

Zachary Middleton – AYE

Dolores Cogan – ABSTAINED

Max Fruchter – ABSENT

Don Sanders, Jr. – ABSENT

MOTION by Zachary Middleton, Seconded by Joe McMurray to approve the site plan contingent on temporary storage meaning up to 1 year and payment of fees.

Vote: Chairman Belden: AYE

Valerie Ingersoll – AYE

Joe McMurray – AYE
Zachary Middleton – AYE
Dolores Cogan – ABSTAINED
Max Fruchter – ABSENT
Don Sanders, Jr. – ABSENT

ADJOURNMENT:

MOTION by Joe McMurray, seconded by Zachary Middleton to adjourn the meeting at 7:45pm
ALL AYES

Dated: September 15, 2025

Aimee Ives, Clerk