

**MINUTES OF THE TOWN OF FORT EDWARD ZONING BOARD MEETING HELD
ON WEDNESDAY, SEPTEMBER 10, 2025, AT TOWN HALL COMMENCING AT
6:30PM**

Chairman LaFay called the meeting to order at 6:30pm

Pledge of Allegiance

PRESENT: Chairman LaFay
Dolores Cogan
Philip King
Rick Fisher
Jim Maskell

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

APPROVAL OF MINUTES: MOTION by Dolores Cogan, Seconded by Rick Fisher to approve the minutes of the meeting of July 31, 2025 **ALL AYES**

BUSINESS:

**1099 Burgoyne Ave.
Use Variance
Temporary Vehicle Storage**

PUBLIC COMMENT:

Doreen Rabine: I live at 12 Burgoyne Ave. in the Village of Fort Edward. I have personally known the applicants for 20 years, I am familiar with their business practices, and I support what they are planning to do. Considering what we have had there in the past as well as the condition of the property currently I don't see any major concern with the project.

MOTION by Philip King, Seconded by Rick Fisher to close the public hearing at 6:45pm **ALL AYES**

Attorney Nikas read through Part II of the short EAF (SEQR) form with the Board for this unlisted action:

MOTION by Dolores Cogan, Seconded by Philip King to declare a negative declaration for SEQR review due to no potentially large adverse environmental impacts as a result of the project **ALL AYES**

Chris Koenig: The Washington County Planning Board reviewed the application and declared it a matter of local concern with the comment that the ZBA examine the criteria for a use variance as well as provide written notice to the Village of Fort Edward.

Town Attorney Bill Nikas went through the Use Variance criteria with the Board:

- 1) Cannot realize a reasonable return as proven by substantial competent financial evidence:
Board Consensus: No, current zoning does not include vehicle storage but is in line with previous businesses at the site.
- 2) The alleged hardship is unique, and does not apply to a substantial portion of the district or neighborhood:
Board Consensus: Yes
- 3) The use variance, if granted, will not alter the essential character of the neighborhood:
Board Consensus: No, they are improving the area by cleaning it up.
- 4) That the alleged hardship has not been self-created:
Board Consensus: No, it is not self-created, not listed clearly in the Code as a permitted use.

MOTION by Jim Maskell, Seconded by Philip King to declare that the application meets all criteria for granting of a use variance and deem the balance test complete **ALL AYES**

MOTION by Dolores Cogan, Seconded by Philip King to approve the use variance contingent on payment of fees **ALL AYES**

ADJOURNMENT:

MOTION by Rick Fisher, Seconded by Dolores Cogan to adjourn the meeting at 6:55pm **ALL AYES**

Dated: September 15, 2025

Aimee Ives, Clerk