

**General Municipal Law §239-M Referral Form**

**Washington County Planning Board**

Municipality: Village of Fort Edward

**Project description:**

Applicant Name: La Fontaine's Rainbow Grooms LLC  
Address of the proposed action: 173 Broadway, Fort Edward NY  
Nearest major intersection: Rte 4 / East Street  
Tax Map Number: 171.5-2-2  
Existing land use or conditions: vacant  
Proposed changes: Dog grooming business

**Referring body:**

- Planning Board
- Zoning Board of Appeals
- Town or Village Board

**Proposed action:**

- Adoption or amendment of a zoning ordinance or local law
- Approval of a site plan
- Granting of a use variance
- Granting area variance
- Granting of a special use permit
- Other authorizations that a referring body may issue under the provisions of any zoning ordinance or local law. Please Specify: \_\_\_\_\_

**Location is within 500 feet of the following:**

- Municipal Boundary
- Right-of-Way of County/State Expressway, Highway or Road
- Boundary of County/State-owned Land Containing a Public Building or Institution
- Boundary of a Farm Operation Located in an Agricultural District
- Not Applicable

**Include the following:**

- Completed Environmental Assessment Form (EAF) and all other materials used by the referring body to make a determination of significance pursuant to the State Environmental Quality Review Act (SEQRA).
  - If Type II Action, please note the number of the action as listed under 6NYCRR Part 617.5 (c): \_\_\_\_\_
- Copy of the full text of ordinance or local law being proposed or amended (if applicable).
- Copy of the application submitted to referring body.
- Maps and plans (i.e. site plan, schematics, site details, etc.): If oversized (larger than 11"x17"), please reduce original maps and plans to 11"x17" for submission and include scale
- Aerial photograph(s) showing the context of the site location.
- An electronic version of the completed full statement: please provide CD copy or e-mail to the Washington County Planning Department.

**Please provide details of any requirements of the Municipality's codes or regulations that were waived in this review.**

**As the local board did you review the following elements:**

Arrangement and adequacy of vehicular access and circulation (including emergency vehicle access)

Reviewed  Not Reviewed  Not in Local Regulations  N/A

Location, arrangement, and adequacy of proposed parking

Reviewed  Not Reviewed  Not in Local Regulations  N/A

Location, arrangement, and adequacy of pedestrian amenities

Reviewed  Not Reviewed  Not in Local Regulations  N/A

Location, design, and adequacy of stormwater management facilities

Reviewed  Not Reviewed  Not in Local Regulations  N/A

Location, design, and adequacy of drinking water and wastewater treatment facilities

Reviewed  Not Reviewed  Not in Local Regulations  N/A

Proposed landscaping for screening, noise mitigation, aesthetics, and/or stormwater management

Reviewed  Not Reviewed  Not in Local Regulations  N/A

**Contact Information:**

Person responsible for submitting referral: Janelle Rose

Title or position: Planning/Zoning Board Clerk

Mailing address: PO Box 345, Fort Edward

Phone: 518 747-4023 Fax: 518 484-2242

**Please sign and date the receipt below:**

I Janelle Rose, certify that the statement of the proposed action being submitted for referral to the Washington County Planning Board on (date) \_\_\_\_\_ is complete to the best of my knowledge and in accordance with the municipality's land use ordinances and laws.

**Space below provided for Planning Department use:**

Date received in office: February 2, 2022

Deadline Date: Referral for review 3/1/2022

Stamp box containing the text "Stamped date received" and a blank space for a date stamp.

& Reviewed

**Materials list:**

- Completed EAF
- Copy of the text of ordinance or local law being proposed or amended
- Copy of application submitted to the referring body
- Maps and plans
- Aerial photograph(s) Supplied by Washington County Planning
- Other: Signed GML 239 Referral Application

N/A

**SITE PLAN REVIEW APPLICATION**  
**GENERAL INFORMATION**

**APPLICANT/OWNER INFORMATION (If Applicant is NOT Owner, Submit Authorization)**

**Applicant Name** LaFontaine's Rainbow Grooms LLC  
**Applicant Address** Abram LaFontaine and Lainey Centiello  
4 Harriet Street, Hudson Falls, NY, 12839

**Phone Number** 518-361-9346 **Fax Number** \_\_\_\_\_

**Owner Name (if not applicant)** Z YAO Chien  
**Owner Address** 35 BURGHOYE AVE FORT EDWARD  
NY 12828

**Phone Number** \_\_\_\_\_ **Fax Number** \_\_\_\_\_

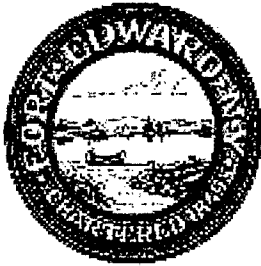
**APPLICANT'S REPRESENTATIVE (Submit Authorization)**

**Name** Abram LaFontaine and Lainey Centiello  
**Address** 4 Harriet Street, Hudson Falls, NY, 12839

**Phone Number** 518-361-9346 **Fax Number** \_\_\_\_\_

**PROPERTY INFORMATION**

**Project Location** 173 Broadway, Fort Edward, NY, 12828  
**Tax Map #** 171.5-2-2  
**Current Lot Size** .04 Acres  
**Portion of Lot Currently Developed (sq. ft)** 775 square feet  
**Percentage of Lot Currently Developed** 80%  
(Portion of Lot Currently Developed/Lot Size)  
**Portion of Lot to be Developed (sq. ft)** 0  
**Total Percent of Lot to be Developed After Project** 80%  
(Portion of Lot Developed + Portion of Lot to be Developed/Lot Size)  
**Description of Proposed Use of Property**  
Pet grooming services using existing buildings



# VILLAGE OF FORT EDWARD

118 Broadway, P.O. Box 345, Fort Edward, N.Y. 12828  
Phone (518) 747-4023 Fax (518) 747-0476  
[www.villageoffortedward.com](http://www.villageoffortedward.com)

## BOARD OF TRUSTEES

Mayor Matthew Traver  
Trustee Peter Williams  
Trustee John Boucher Jr.  
Trustee Dave Cutler  
Trustee Edward Carpenter

### AUTHORIZATION OF AGENT

Property Owner's should use this form to designate and/or authorize someone other than themselves to represent them or to authorize them to file for approval(s) and/or permits on their behalf. Please submit a separate form for each designated project related representative or agent.

#### Property Information

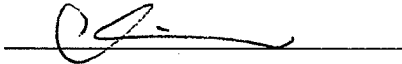
Tax Parcel ID Number: 171,5-2-2

Street Address: 173 Broadway, Fort Edward, NY, 12828

Actions(s): Check all that apply

- Use Variance
- Area Variance
- Special Use Permit
- X Site Plan Review
- Subdivision of Land
- Sign Permit
- Other

I, \_\_\_\_\_, the current owner of the above referenced property, hereby designate  
Abram LaFontaine to act as my representative/agent regarding the above specified actions.  
Laney Cantello

Date: 3rd JAN 22  
Name: Z YAO chien  
Signed:   
Phone:  
Official Address:

Our names are Abra LaFontaine and Lainey Cantello. We're from Hudson Falls and Fort Edward and really want to be apart of rebuilding the Fort Edward Community. It's been our number one choice for location when starting our business. We've been planning our business for about a year and are officially a LLC and are fully insured. Our business is named LaFontaine's Rainbow Grooms LLC and we provide full dog and cat grooming services. Our hours of operation will be 7am-7pm and about 5-6 days a week. We are both experienced pet stylists and care takers and want to give Fort Edward back a service they no longer offer.

**SIGNATURES**

The undersigned, being the owner of the property that is the subject of the foregoing application including all maps, plats, reports and other documentation supporting same, does hereby state that he/she/it has reviewed the foregoing application including all maps, reports and other documentation supporting same, and that the information provided thereon is true and accurate. The undersigned specifically understands that the Village of Fort Edward Planning Board will rely on the truth and sufficiency of the information provided and the undersigned agrees to indemnify, defend and hold the Village of Fort Edward Planning Board and the Village of Fort Edward, its agents, employees and representatives harmless from any and all claims, suits, demands, losses, judgments or orders arising out of the inaccuracy or insufficiency of any of the information supplied by the undersigned or its agents.

*Abra LaFontaine*  
*Lainey Canticello*  
Owner/Applicant

12/30/2021  
12/31/2021  
Date

**If the Owner is not the applicant, then the following must be executed by the owner:**

The undersigned is the lawful owner of the property which is the subject of the foregoing application and consents to the application and any and all conditions that might be imposed by the Village of Fort Edward Planning Board concerning said site plan review. This application may be treated as if the owner himself/herself/itself submitted same. The applicant as noted on this application has my permission to agree to any reasonable conditions and to otherwise take such actions as are necessary to obtain the approval for the proposal requested herein.

*[Signature]*  
Owner/Applicant

3rd JAN 22  
Date

**If the applicant or owner has an agent, the following must be executed:**

The undersigned, being the applicant/owner of the property which is the subject of the foregoing application, does hereby authorize the following person and/or firm, to represent me with regard to the foregoing application at all meetings before the Village of Fort Edward Planning Board and further promise to the Village of Fort Edward Planning Board that said person and/or firm has the authority to make statements and representations on my behalf to the Planning Board and to agree to conditions of said Planning Board.

Designated Agent *Abra LaFontaine and Lainey Canticello*  
Agent's firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

*[Signature]*  
Owner/Applicant

3rd JAN 22  
Date

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information																		
Name of Action or Project: <span style="font-size: 1.2em; margin-left: 100px;">Pet Grooming</span>																		
Project Location (describe, and attach a location map): <span style="font-size: 1.2em; margin-left: 10px;">173 Broadway, FE, NY, 12828</span>																		
Brief Description of Proposed Action: <span style="font-size: 1.1em; margin-left: 10px;">We would like to open a pet grooming salon that offers full grooms, nails and more. We would be open 5-6 days a week and open approximately 7a-7pm.</span>																		
Name of Applicant or Sponsor: <span style="font-size: 1.1em; margin-left: 10px;">Lainey Contiello + Abra LaFontaine</span>		Telephone: <span style="font-size: 1.1em; margin-left: 10px;">518-415-2647 - 518-361-9346</span>																
Address: <span style="font-size: 1.1em; margin-left: 10px;">31 Baldwin Ave, Fort Edward, NY, 12828</span>		E-Mail: <span style="font-size: 1.1em; margin-left: 10px;"><del>sebastian@173grooms.com</del> @gma7</span>																
City/PO: <span style="font-size: 1.1em; margin-left: 10px;">Fort Edward</span>		State: <span style="font-size: 1.5em; margin-left: 10px;">NY</span>	Zip Code: <span style="font-size: 1.5em; margin-left: 10px;">12828</span>															
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input type="checkbox"/>	<input type="checkbox"/>																	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
3.a. Total acreage of the site of the proposed action?		<span style="font-size: 1.1em;">.04</span> acres																
b. Total acreage to be physically disturbed?		<span style="font-size: 1.1em;">0</span> acres																
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<span style="font-size: 1.1em;">.04</span> acres																
4. Check all land uses that occur on, adjoining and near the proposed action.																		
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Urban</td> <td><input type="checkbox"/> Rural (non-agriculture)</td> <td><input type="checkbox"/> Industrial</td> <td><input checked="" type="checkbox"/> Commercial</td> <td><input checked="" type="checkbox"/> Residential (suburban)</td> </tr> <tr> <td><input type="checkbox"/> Forest</td> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td colspan="2"><input type="checkbox"/> Other (specify): _____</td> </tr> <tr> <td colspan="5"><input type="checkbox"/> Parkland</td> </tr> </table>				<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential (suburban)	<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other (specify): _____		<input type="checkbox"/> Parkland				
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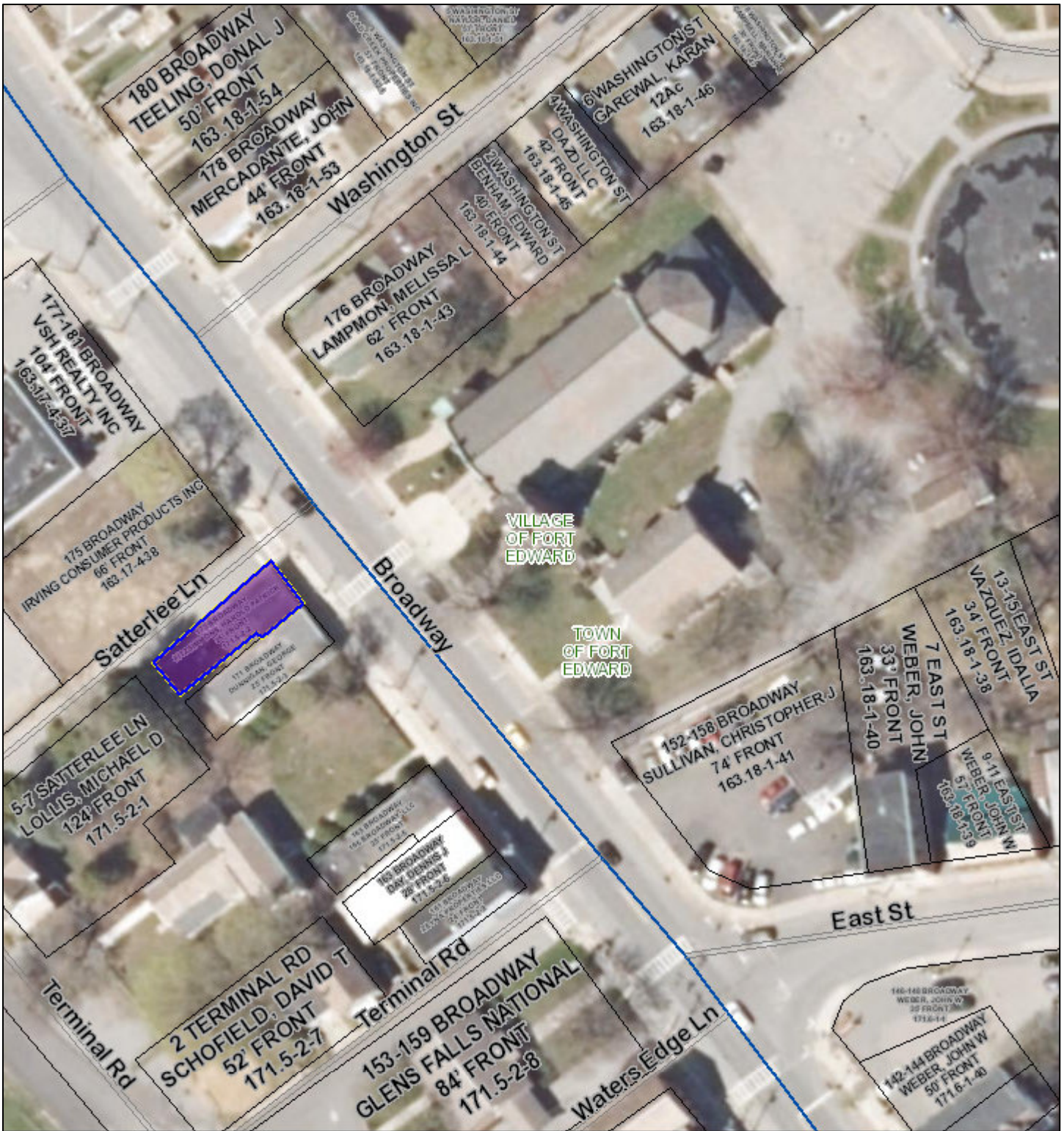
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Larney Centello + Abra Lefort</u> Date: <u>01/07/2022</u></p>		
<p>Signature: <u>Abra Lefort</u> <u>Larney Centello</u></p>		

**PRINT FORM**

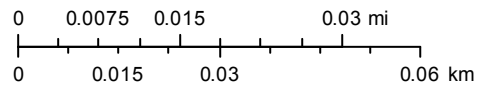
# LaFontaine



February 22, 2022

1:1,128

- |  |            |  |                   |  |                        |
|--|------------|--|-------------------|--|------------------------|
|  | Override 1 |  | Parcels           |  | Village Road           |
|  | Override 1 |  | Land Hooks        |  | Private Road           |
|  | Override 1 |  | Washington County |  | Airports               |
|  | Hamlets    |  | State Road        |  | Fairground             |
|  | Villages   |  | County Road       |  | Town and Village Halls |
|  | Towns      |  | Town Road         |  |                        |



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
 Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Jainey Contelle  
Abra Fontaine

option A:

