

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING HELD
ON WEDNESDAY, JANUARY 14, 2026, AT TOWN HALL COMMENCING AT 7:00 P.M.**

Chairman Belden called the meeting to order at 7:00pm

PRESENT: Chairman Belden
Valerie Ingersoll
Donald Sanders, Jr.
Zachary Middleton
Dolores Cogan
Joe McMurray

ABSENT: Max Fruchter

OTHERS PRESENT: Jessica Stout, Keith Stout, Patricia O'Connor, James O'Connor, Kate Middleton, Reid Middleton, Town Attorney Bill Nikas and Town Clerk Aimee Ives

APPROVAL OF MINUTES: MOTION by Zachary Middleton, Seconded by Dolores Cogan to approve the minutes of the meeting of November 12, 2025 **ALL AYES**

BUSINESS:

**Public Hearing – 7:05pm
Stout/O'Connor Family Subdivision
1 Williams Rd.**

Chairman Belden opened the public hearing at 7:05pm

The following notice was published in The Post Star:

PLEASE TAKE NOTICE, the Town of Fort Edward Planning Board will hold a public hearing on Wednesday, January 14, 2026 at 7:05pm at Town Hall, 118 Broadway Fort Edward, NY 12828 to hear comments regarding the Family Subdivision application submitted by James O'Connor III located at 1 Williams Rd. in the Town of Fort Edward. The purpose of the application is to subdivide a 3 acre lot out of a total of 177.31 acres on the west side of Williams Rd. Tax map #196.-1-9.

PUBLIC COMMENT: None

BOARD COMMENTS:

Dolores Cogan: The map doesn't show placement of the driveway.

James O'Connor: I spoke with Brian Brockway at the Highway Dept., and he said no culvert is needed for the driveway.

MOTION by Zachary Middleton, Seconded by Dolores Cogan to close the public hearing at 7:06pm **ALL AYES**

Attorney Nikas: There is a comment on the Engineer's memo from October 22, 2025 requesting a note be added to the map regarding the five-year family subdivision restriction which says "A parcel created by means of family subdivision may not be subdivided for a period of five years from the date the map for the family subdivision is filed with the County Clerk". Unless waived by the Planning Board.

MOTION by Zachary Middleton, Seconded by Joe McMurray to waive both the family subdivision note on the map and the driveway placement **ALL AYES**

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

ADJORNMENT:

MOTION by Zachary Middleton, Seconded by Dolores Cogan to adjourn the meeting at 7:26pm
ALL AYES

Dated: January 21, 2026

Aimee Ives, Town Clerk