

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING HELD
ON WEDNESDAY, JANUARY 28, 2026, AT TOWN HALL COMMENCING AT 7:00 P.M.**

Chairman Belden called the meeting to order at 7:02pm

Pledge of Allegiance

PRESENT: Chairman Belden

Valerie Ingersoll

Dolores Cogan

Zachary Middleton

Joe McMurray

ABSENT: Donald Sanders, Jr.
Max Fruchter

OTHERS PRESENT: Will Rukat, Matthew Sousa, Isaiah Brum, Tenly Rukat, Town Engineer
Chris Koenig and Town Clerk Aimee Ives

MINUTES: MOTION by Dolores Cogan, seconded by Zachary Middleton to approve the
minutes of the meeting of January 14, 2026 **ALL AYES**

BUSINESS:

**Tonya Tozzi/Shawn Mullis – Will Rukat
2270 State Rte. 4
Boundary Line Adjustment**

Matthew Sousa: I am a project manager with Fisher Associates, and we represent both Tonya and Will. The purpose of the application is to dissolve the property line between the parcels and grant 27.355 acres to Will Rukat. No new tax parcels will be created, and no new development is being proposed.

Valerie Ingersoll: Are you the agent for both Tonya and Will?

Matthew Sousa: Yes

Valerie Ingersoll:

- Tax Map Numbers need to be fixed under brief description to read: Adding land east of National Grid transmission lines from tax parcel number 179.-1-7 to 179.-2-2.1.
- Total proposed acreage of granting parcel should be 27.355 not 26.714
- Proposed Lot Size needs to be filled in to read 136.806 under Bulk Requirements.

All changes have been made and initialed for the record

Chairman Belden: We did not intend the Boundary Line Adjustment Law for parcels this large but being that this parcel doesn't have road frontage and is not buildable the Board does not have any issue with it.

Chris Koenig: It makes sense because it can't be configured as a separate buildable lot that can be transferred.

Matt Sousa: The southern boundary line will be established on the new deed upon filing with the County.

MOTION by Zachary Middleton, Seconded by Joe McMurray to declare the application a Type II action for SEQR review **ALL AYES**

Chris Koenig: Being that this property is involved with the Fort Edward Solar Project does this affect the coverage ratios of the application in that regard?

Matt Sousa: I am not aware of the impact of this project on that one.

Chris Koenig: Is it related to that action in any way?

Matt Sousa: Not to my knowledge.

Chris Koenig:

- Being that this is covered under subdivision, the County Planning Board would not need to review the application.
- Need to submit copies of the deeds for both the granting and receiving parcels as well as a draft of the proposed boundary line agreement.

MOTION by Dolores Cogan, seconded by Valerie Ingersoll to set a public hearing on February 11, 2026, at 7:05pm **ALL AYES**

ADJOURNMENT:

MOTION by Joe McMurray, seconded by Zachary Middleton to adjourn the meeting at 7:34pm **ALL AYES**

Dated: February 2, 2026

Aimee Ives, Planning Board Clerk

