

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING  
HELD ON WEDNESDAY, MARCH 9, 2022 AT TOWN HALL COMMENING AT 7:00  
P.M.**

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

Pledge of Allegiance

**PRESENT:** Chairman Belden  
Valerie Ingersoll  
Donald Sanders, Jr.  
Zachary Middleton  
Joseph McMurray  
Dolores Cogan (Alt.)

**ABSENT:** Max Fruchter

**OTHERS PRESENT:** Mike Montena, Don Pidgeon, Jr., Town Engineer Chris Koenig and Planning Board Clerk Aimee Mahoney

**APPROVAL OF MINUTES: MOTION** by Zack Middleton, Seconded by Valerie Ingersoll to approve the minutes of the public hearing and regular meeting of December 8, 2021 **ALL AYES**

**BUSINESS:**

**Henderson, Bennett/Morency  
Boundary Line Adjustment  
36 Henderson Lane & 354 Breton Lane  
Presenter: Mike Montena**

**Mike Montena:** I am the surveyor for the proposed boundary line adjustment. Morency's shed is over the property line and causing a problem with the title and holding up the sale so the purpose of the boundary line adjustment is to clear the title and make sure there are no encroachments.

**Chairman Belden:** Does the Morency property have frontage?

**Zack Middleton:** Yes, on Breton Lane.

- The parcel has a 50' right of way onto Breton Lane all the way out to State Route 4 and is not land-locked.

**Chris Koenig:** The map shows the size of the adjusted area being .05 (+,-) acres and the sending parcel doesn't add up to that, the existing and proposed do not equal .05. The drafted legal description needs the covenant language attached for boundary line adjustment. No SEQRA is needed due to it being a Type II action, no county referral is needed as well as no public hearing is required. I would suggest the following contingencies: Revised Map with corrected numbers, signature on the mylar and payment of fees.

**Board Consensus: No Public Hearing required.**

**Chris Koenig:** There were some things left blank on the application that I have filled in for you and will need to be initialed.

**MOTION** by Joe McMurray, Seconded by Zack Middleton to approve the boundary line adjustment contingent on corrections being made to the map and payment of fees **ALL AYES**

**Robert Sweet**  
**Minor Subdivision**  
**105 Swamp Rd.**  
**Presenter: Donald Pidgeon, Jr.**

**Don Pidgeon:** I am the surveyor for this 3 lot subdivision.

**Chris Koenig:** The layout looks good, it meets the zoning requirements. As far as well yield and perk tests I would be more concerned if it was a major or realty subdivision. Will you be clearing all of the trees?

**Don Pidgeon:** No not all of them, they will be cutting the driveways through but not removing all of the trees.

**Chris Koenig:** If you disturb over 1 acre you will need a storm water plan.

**Don Pidgeon:** We will not be disturbing over 1 acre.

**Chris Koenig:** The next steps would be to hold a public hearing, do the SEQRA determination and this property is in the important bird area and an Ag-Data Statement is required as well.

**Don Pidgeon:** I will get the grasslands notes added to the map and get an Ag-Data Statement filled out.

**BOARD:**

**Valerie Ingersoll:** On the 4<sup>th</sup> page of the application, the question regarding endangered species should be marked yes.

**MOTION** by Dolores Cogan, Seconded by Zack Middleton to set a public hearing for March 23, 2022 at 7:05pm **ALL AYES**

**ADJOURNMENT:**

**MOTION** by Valerie Ingersoll, Seconded by Joe McMurray to adjourn the meeting at 8:00pm **ALL AYES**

Dated: March 10, 2022

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Aimee Mahoney, Clerk