

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING HELD
ON WEDNESDAY, JULY 22, 2026, AT TOWN HALL COMMENCING AT 7:00 P.M.**

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

Pledge of Allegiance

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

ABSENT: Zachary Middleton
Max Fruchter

OTHERS PRESENT: David Hutchinson and Planning Board Clerk Aimee Ives.

APPROVAL OF MINUTES: MOTION by Valerie Ingersoll, seconded by Donald Sanders, Jr. to approve the minutes of the meeting of April 22, 2026, **ALL AYES**

BUSINESS:

**LINMUR, LLC
2357 State Rte. 4
Boundary Line Adjustment
179.-1-27 & 179.-1-33**

David Hutchinson: The applicant owns both parcels A & B, they are keeping it as a shop for their contractor business and they need more room. They are proposing moving the property line 56' to the south keeping both parcels in compliance with Town Zoning Codes. They will be keeping the existing gravel drive and have no plans to develop the other parcel. Building coverage improves due to increasing the lot size.

Chairman Belden: Is the driveway on the line?

David Hutchinson: No, it is off the line a few feet.

BOARD COMMENTS:

Valerie Ingersoll: On page 3 of the application the receiving parcel existing side yard should be 17 to match the proposed. (Applicant changed and initialed)

Chairman Belden read the following email from Town Attorney Nikas:

"I have reviewed the proposed boundary line agreement. If anything, it reflects a positive modification of the two involved lots. The new descriptions are to be added to schedule A of the

proposed agreement and the mylar map and agreement filed after approval. It is a Type II action and therefore does not require SEQR review.”

Valerie Ingersoll: On page 3 of the application, municipal sewer should be changed to private well. (Applicant changed and initialed)

MOTION by Joe McMurray, seconded by Dolores Cogan to waive a public hearing for the application **ALL AYES**

MOTION by Donald Sanders, Jr., seconded by Dolores Cogan to approve the boundary line adjustment of LINMUR LLC contingent on septic being shown on the map for the existing building and payment of fees **ALL AYES**

ADJOURNMENT:

MOTION by Valerie Ingersoll, seconded by Dolores Cogan, to adjourn the meeting at 7:20pm **ALL AYES**

Dated: July 23, 2026

Aimee Ives, Planning Board Clerk