

**MINUTES OF THE TOWN OF FORT EDWARD PLANNING BOARD MEETING HELD
ON WEDNESDAY, SEPTEMBER 23, 2026, AT TOWN HALL COMMENCING AT 7:00
P.M.**

Chairman Belden called the meeting to order at 7:02 p.m.

Pledge of Allegiance

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

OTHERS PRESENT: Kurt Bedore, Ritch Gregory and Planning Board Clerk Aimee Ives.

APPROVAL OF MINUTES:

MOTION by Valerie Ingersoll, seconded by Joe McMurray to approve the minutes of the meeting of July 22, 2026, **ALL AYES**

BUSINESS:

**Matthew Bossick
583 Hunter Rd.
Sketch Plan Meeting
Major Subdivision**

Chairman Belden: This meeting is not to approve or disapprove the project. We are meeting to see if they have a complete sketch plan together for when they submit the completed application for review by the Planning Board.

Kurt Bedore: I am here on behalf of the applicant who is not the owner, the land is 83 acres at 583 Hunter Rd. and is under contract. Matt Bossick is from Green Star Capital, and he is interested in purchasing the property but wants to make sure he has a viable project. I appreciate being able to come before the Board for sketch plan review for this major subdivision application. The property is 83 acres on the north side of Hunter Rd. and is currently owned by the Adamson Irrevocable Trust and is up for sale. We are proposing 6 code-compliant lots meeting or exceeding the road frontage requirements. Each lot will be roughly 6.6 acres with one being 41.7 acres. I walked the site and it is generally level in this area. The Moses Kill is on the right side of the property and an unnamed small tributary coming through on the north end of the property. I would think potential purchasers of these lots would want to be in the southern half, not too far in to preserve the green space. Soil testing has been done and is viable for legal septic systems with the soils being generally clay. Each lot would have its own septic system, well and

driveway. Local utility would supply electric services, and heat would be provided by propane or fuel oil since there is no natural gas in that area. There is minimal infrastructure with lots like this. I don't think we need anything for stormwater except for erosion and sediment control. If this goes forward, we will get a jurisdictional determination from DEC on the wetlands. Outside of this Board, if this goes forward, I don't see any other regulatory agencies involved except the Washington County Health Dept. for the septic.

BOARD:

Max Fruchter: Do you have a topographic map showing the elevation?

Kurt Bedore: Not yet.

Max Fruchter: That land has been logged 3 different times and my concern is that whoever buys the land has to get rid of the stumps.

Kurt Bedore: What would be the reason?

Max Fruchter: Because you cannot get through the land without hitting a stump, firetrucks have been stuck in there. I would like to know how you plan to clear the land due to the stumps. If you do remove them, it requires a special DEC permit because stumps are classified as hazardous waste to dispose of.

Did you do a perk test?

Kurt Bedore: Yes, I did 2 for every lot and every lot is buildable for a legal septic.

Zachary Middleton: Will you be selling lots or homes?

Kurt Bedore: It could go either way.

Zachary Middleton: We have run into situations where the Planning Board approves the subdivision with the house placement showing and when they build it out the house is in a different spot. If he is just selling lots, I would want to see where a well/septic and house could be safely placed.

Valerie Ingersoll: Generally, we see a map with elevations as well as house, septic and well placements. It looks like the entire property up to the road is wooded. We want to see the tree clearing plan as well as house placement.

Kurt Bedore: I will encourage the applicant to keep the total disturbance under 5 acres consistent with the DEC SWPPP requirements. We don't want to trigger a full SWPPP.

Chairman Belden:

- Driveways are done through the Town Highway Superintendent and must be able to accommodate a Firetruck.
- Will you be putting the septic systems behind the houses?

Kurt Bedore: That has not been decided yet.

Dolores Cogan: Lot 6 is 43 acres, is there only going to be one house on that lot?

Kurt Bedore: Yes, and his intention is to not subdivide it any further.

Dolores Cogan: Has there been any discussion about keeping construction local?

Kurt Bedore: He asked if we had any contractors in the area so he would be open to it and I can advocate for him to engage the local labor force.

Zachary Middleton: You will have a per lot fee to the Town or a donation of land for recreational purposes as part of a major subdivision.

Donald Sanders, Jr.: How will you keep the clearing under 5 acres with 6 lots requiring some amount of clearing?

Kurt Bedore: That will have to be figured out; we may have to do a SWPPP. We should have a full application back to the Board within the next few months.

Chairman Belden thanked Dolores Cogan for her time served on the Planning Board.

Next Planning Board Meeting will be 10/14 at 7:00 P.M.

ADJOURNMENT:

MOTION by Max Fruchter, seconded by Dolores Cogan to adjourn the meeting at 7:50 P.M.

ALL AYES

Dated: September 30, 2026

Aimee Ives, Clerk

