

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

Chairman Belden called the meeting to order at 7:00 p.m.

Pledge of Allegiance

PRESENT: Chairman Mark Belden
Valerie Ingersoll
Zachary Middleton
Joe McMurray

ABSENT: Max Fruchter
Donald Sanders, Jr.

OTHERS PRESENT: Bridget Evans, Shannon Brayman, Dylan Ellis, Bob Ellis, Tom Ellis and
Planning Board Clerk Aimee Ives

APPROVAL OF MINUTES: MOTION by Zachary Middleton, seconded by Valerie Ingersoll
to approve the minutes of the meeting held September 23, 2026, **ALL AYES**

BUSINESS:

**Robert Ellis/Joe Holley
Boundary Line Adjustment
Garage – 2204 County Rte. 46**

Bob Ellis: Part of the neighbor's garage is on my property; we are proposing to move the current
property line over 10 feet to give them the legal setback required.

Joe McMurray: The application says Ellis to Holley, but the map says Ellis to Ellis.

Chairman Belden: Yes, the Engineer's memo points that out in comment #4. The map needs to
reflect Ellis to Holley.

MOTION by Zachary Middleton, seconded by Valerie Ingersoll to declare the Planning Board
Lead Agency **ALL AYES**

MOTION by Zachary Middleton, seconded by Valerie Ingersoll to declare the project a Type II
Action for SEQRA and does not require review **ALL AYES**

MOTION by Valerie Ingersoll, seconded by Zachary Middleton to waive the public hearing
ALL AYES

MOTION by Joe McMurray, seconded by Valerie Ingersoll to approve the Boundary Line
Adjustment contingent on: Map updated to reflect Ellis to Holley, Final Boundary Line
Adjustment Agreement and payment of fees **ALL AYES**

**Robert Ellis/Thomas Ellis
Boundary Line Adjustment
Back Field
County Rte. 46**

Robert Ellis: We want to get access to the piece of land shown on the map as owned by Karen & Joe Sioui because we hunt there. We may purchase that land in the future and want to make sure we have access.

Dylan Ellis: Currently the parcel is landlocked, and this would unlock it.

MOTION by Zachary Middleton, seconded by Joe McMurray to declare the Planning Board Lead Agency **ALL AYES**

MOTION by Valerie Ingersoll, seconded by Joe McMurray, to declare the project a Type II Action for SEQRA and does not require review **ALL AYES**

MOTION by Zachary Middleton, seconded by Joe McMurray to waive the public hearing **ALL AYES**

MOTION by Valerie Ingersoll, seconded by Zachary Middleton to approve the Boundary Line Adjustment contingent on: Final Boundary Line Adjustment Agreement, updated map showing existing and new acreages of granting & receiving parcels and payment of fees **ALL AYES**

**David & Bridget Evans/Randy & Shannon Brayman
Boundary Line Adjustment
108 Perkins Dr. Ext.**

Bridget Evans: Between our properties is a gully and we want to move the property line over 75' to give my neighbors more of a yard.

Zachary Middleton: Is that a drainage easement or utility? I think it is a drainage easement for the road, and they are calling it a utility easement. Should show in the deed what type of easement it is.

Chairman Belden: Don't build anything on the easement.

Valerie Ingersoll: The name on the receiving parcel doesn't match the name on the map.

Attorney Nikas: The Engineer's memo outlines the updates that are needed to the map. The map submitted was from 2019. The applicant needs to submit a revised map current to show what is being merged with updated names and then that is the map that will be filed. Once the new map is created then the Boundary Line Adjustment Agreement needs to be completed.

ADJOURNMENT:

MOTION by Joe McMurray, seconded by Valerie Ingersoll to adjourn the meeting at 7:39 p.m.
ALL AYES

Dated: October 20, 2026

Aimee Ives, Planning Board Clerk