

TOWN OF NEW BALTIMORE PLANNING BOARD
Public Hearing
Lands of Leona Flack – Minor Subdivision Application
November 10, 2016 – Page 1

Location: 1185 River Road
of Lots – 2: Parcel #1: 6.24 acres
Parcel #2: 10.04 acres

The Public Hearing was opened at 7:30 p.m. by Chair Kathy Rundberg. Other Board Members in attendance were Jean Horn, Ann Marie Vadney, Bob Court, Pat Bruno and Rob Van Etten. Joe Caputo was absent. Representing Mrs. Flack, was her son, Jeff Flack.

Green cards were presented for certified letters sent to:

Karl Zacek
Richard Daley, Jr. (Agnes Noel)
Ameh Irrv. Trust

And white receipts for:

Susan Robetoy
Melissa Luke
Gustav Schoenborn, Jr.

It was further noted that there was a 5.4 acre neighboring parcel, owner unknown. Information provided by Assessor's office was Skudlarek 597/150 was to be transferred to Zacek 910/44. Survey description in error.

Maps were laid out. Mrs. Rundberg questioned why pins had not been put in so the Planning Board Members could see them at the time of the On Site. Mr. Flack responded that his surveyor's theory was if there were any changes, it is easier after there is a stamped paper map. Mrs. Rundberg explained the Board has always insisted that the pins be in when the Planning Board Members do the walk. Mr. Flack questioned if there were any suggested changes before he contacted his surveyor.

Mrs. Rundberg responded the Board had tried to think of an instance where a change was asked for on a simple subdivision. The only instance they could recall was to preserve a stonewall. Mr. Flack will contact the surveyor and ask him to go ahead and set the pins. Mr. Flack was asked to have the surveyor also add a Planning Board approval box when re-doing the maps adding the pins.

Mrs. Rundberg advised that Mr. Court had been to the property for the On Site; the Board members knew the terrain of the property.

Ms. Vadney questioned if another month's delay would prohibit him from doing anything. Mr. Flack responded that right now there is no buyer for the property, Lot #1 with the house, which is to be sold. Obviously, it can't be sold until the subdivision is approved and filed. Mrs. Rundberg emphasized that she would not like to set a precedent of approving a subdivision where the pins had not been set. She had not seen that happen. Another site visit will be scheduled when the pins are set. Ms. Vadney will do this site visit. It was clarified that the entire property does not have to be walked. The Board is just looking at the subdivision. When there are at least four acres left after what is being subdivided out, the Board is only interested in the parcel being subdivided out.

Short Form EAF will be completed when Mr. Flack is next before the Board, hopefully in December, with the maps reflecting the set pins. Completed Agricultural Data Statement was presented.

At 7:45, it was moved by Vadney and seconded by Rundberg to close the Public Hearing.

Ayes: 6 Nays: 0 Abstained: 0 Absent: 1

Respectfully Submitted
Marjorie Loux, Clerk