

TOWN OF NEW BALTIMORE PLANNING BOARD  
Public Hearing  
Lands of Mansion Street Development, LLC  
Minor Subdivision Application  
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Location: E/S Route 9W  
# of Lots – 2: Lot #1: 7.14 acres  
Lot #2: 2.10 acres.

The Public Hearing was opened at 7:00 p.m. by Chair Rob Van Etten. Other Board Members in attendance were Ann Marie Vadney, Jean Horn, Bob Court, Pat Bruno and Bill Boehlke. Lee Salisbury was out of town. Present on behalf of the applicant was Surveyor Charles Hite.

Green cards were presented for certified letters sent to:

Neil and Judi Besenfelder  
John & Mary Scaglione  
Thomas & Melodie Cavallino  
Paul Chiesa  
New Baltimore Truck Stop

And white receipts as proof that the certified letters were sent to:

Sejal Shah  
ZRZ, Inc.

All requiring notification were so informed.

Having gone over the application and map thoroughly at the July meeting, Board Members had no further questions or comments other than Mr. Van Etten questioning who owned the land behind the parcel in question at this time. Mr. Hite responded that it was the Truck Stop. Mr. Van Etten then asked if anyone from the public wished to comment. Tom Cavallino came forward, pointed out on map that he was an adjacent property owner and commented that he had just noticed that a new sign had gone up stating that it was for sale again. He asked to be briefed on what was happening there.

Hite: All right. So there was a time when Wayne Parks, who is actually Mansion Street Development, the only member of the LLC; he had put it on the market; and when I found out about it, I asked him to take it off the market and he had done that. So you are sure that the sign is a “for sale” and not a leasing sign or rent sign?

Cavallino: It appears to say for sale, business and something else is referenced also.

Hite: All right. Part of the requirement of the subdivision is that you do not offer the property for sale before you have the subdivision approval. So it kind of surprises me to hear that. I guess that is the only comment I can make on that.

Cavallino: Okay. It just seemed curious to me, given the presentation we expected today, to see something else pop up on the property within the last week.

Hite: All right, so let me just give a brief presentation on what we are proposing to do. If you want to stay right here, I can walk you right through it. The proposal is to subdivide the property into two lots. Lot #1 which is on the north will have about 700 feet of road frontage and it is all vacant land. If the Board approves the subdivision, Wayne Parks will put that lot up for sale. That is Commercial property. Lot #2 is a lot that will go around the existing dwelling. It looks in sort of an “L” shape and what we are doing back here is picking up some area around that barn in the back just in case somebody still wants to put some animals or livestock in this area. There will be room for that. So what Wayne Parks is trying to do is maximize the amount of land that he would be offering for sale by just putting the minimum amount, along with the minimum road frontage, around the existing house. He plans to keep that house. He rents it right now and he plans to continue to do that. Does that answer your questions, sir?

Cavallino: Yes. I assumed nothing. It has always been zoned commercial through there. If he decides, if he sells, there will be an access road of some sort that will have to be developed?

Hite: Yes. At that point, he would have to come back before the Board for a site plan approval.

Cavallino: Okay. So this is like the first step in the process. Hite: Yes.

Cavallino: Very good. Thank you for the invitation to come here tonight.

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There were no further questions or comments.

At 7:09 p.m. it was moved by Vadney and seconded by Court to close the Public Hearing.

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

Respectfully Submitted,  
Marjorie B. Loux, Clerk