

**TOWN OF NEW BALTIMORE PLANNING BOARD**  
**Public Hearing**  
**Lands of Alice Karazim - Minor Subdivision Application**  
**February 14, 2019 – Page 1**

Location: 23 Staco Road  
# of Lots: 4: #1 –110.63 acres  
          #2 – 18.99 acres  
          #3 – 21.11 acres  
          #4 – 4.57 acres

The Public Hearing was opened at 7:30 p.m. by Chair Rob Van Etten. Other Board Members in attendance were Ann Marie Vadney, Bob Court, Pat Bruno, Bill Boehlke, Lee Salisbury and Frank Orlando.

The Clerk advised the Board that the \$120. application fee due had been received and was given to the Secretary for issuance of the necessary receipt

Present on behalf of and filling in for the authorized representative, Surveyor Kevin Rounds, who was out of town was Surveyor Jeff Ostertag. Mr. Rounds had not provided Mr. Ostertag with the required notarized letter of authorization; therefore, he had no authorization to speak on behalf of property owner or surveyor of record. The Chair advised that the Board would go forward with the Public Hearing but could not take any action on the application this evening. It was noted that the Public Hearing had been noticed and that there may be people present in the room who wish to address the Board on the application.

Green cards were presented for certified letters sent to:

Irving Smith & Doris Myers  
Doris Myers  
Sheryl Van Vleck, att: John & Cathy Gaspar  
Ralph & Edna Rominger  
Ronald & Nancy Palmer  
George & June Sibbert

And white receipts for:

Erica & Alicia Weeks  
Michael Benaquisto, Jr.

It was noted that all requiring notification had been so notified.

Maps were laid out and reviewed by the Board to determine if discrepancies between paperwork submitted and preliminary map presented at January meeting had been corrected. It was noted that minor discrepancies in acreage figures remained and will be addressed when Mr. Rounds is again before the Board. It was noted that it had been determined that the property is in an Ag District, Mr. Rounds had been provided the necessary forms for completion but they were not here this evening to be made part of the file.

The Chair opened the floor to members of the public wishing to view the maps and/or comment on the application. Those identifying themselves who came forward were John Gaspar, Cathy Gaspar, Ralph Rominger, Katrina Mancini, Larry Benaquisto and Dorie Myers. Eric Weeks, a new property owner bordering, also came forward. Mr. Van Etten advised if anyone had anything specific they wanted on the record to give their name and so state their concern.

[Several conversations took place at once as people viewed the map] . Concern was expressed regarding future use of the property. It was noted application stated “for future consideration”. It was explained there is a misconception that once property is subdivided the property owner can do anything they want on it. That is not true. This area is zoned residential/agricultural. One and two-family homes are permitted. Consideration of any other use (i.e. Commercial in nature or otherwise) would have to come back before the Planning Board. The Town cannot tell people what type of one or two-family residences they can build. Deed restrictions could dictate the type of structures (i.e. no manufactured homes). However, people cannot build any residence without first contacting the Building Department and getting

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**Lands of Alice Karazim - Minor Subdivision Application**  
**February 14, 2019 – Page 2**

the necessary building permit.

Question was raised if the property had been surveyed. Mr. Van Etten explained this is a final survey map which once approved by the Planning Board will be filed with the County.

Mr. Van Etten again commented if anyone had any specific comments or objections for the record to state their name and voice the concern/objection. Dorie Myers stated the only thing I know is on the east side of Staco Road there are severe water problems. She further advised she has wicked water problems, lack of water. That should be taken into consideration with homes going in there and further concerned that those homes could affect what water, which isn't great, that she has. That was her major concern.

Concern was again expressed regarding what could be put on the property and it was reiterated a one or two-family home. Anything else would have to come back before the Planning Board.

There were no further questions from the Board just comment that the needed corrections would have to be made. Ms. Vadney advised:

...We will need to have the appropriate individual(s) with authority here to represent next month.

...We will need the Ag paperwork.

...We will need sign off on the submitted Minor Subdivision Application where proper acreages had been inserted.

At 7:55 p.m., it was moved by Vadney and seconded by Salisbury to close the Karazim Public Hearing.

Respectfully Submitted  
Marjorie B. Loux, Clerk