

**TOWN OF NEW BALTIMORE PLANNING BOARD**  
**Regular Monthly Meeting**  
**November 9, 2017 – Page 1**

The regular monthly meeting was called to order at 7:00 p.m. by Chair Rob Van Etten followed by the Pledge of Allegiance. Other Board Members in attendance were Jean Horn, Bob Court, Pat Bruno and Lee Salisbury. Absent were Ann Marie Vadney who was ill and Bill Boehlke who was out of town.

**Lands of Patrick & Alina Conway – Minor Subdivision Application**

Minor Subdivision Application, Short Form EAF, copy of deed and \$60 towards application fee had been provided prior to meeting date. Present on behalf of the Conways was their surveyor, Alton MacDonald, from Santo Associates. Necessary notarized letter from the Conways was submitted authorizing Mr. MacDonald to represent them before the Board as well as balance due of \$30 towards \$90 application fee for the three-lot subdivision.

Maps were laid out for Board's review. The Conways own 57.43+/- acres located on Old Kings and Sodom Roads. Previous long-time owner of the property was Michael Michnya. The Conways are proposing a three-lot subdivision of their property, dividing the property up among their three children. Lot #1 on northeast corner will be 12.381 acres fronting on Sodom Road; Lot #2, 7.729 acres will also front on Sodom Road and the remainder, Lot #3, will be 47.32+/- acres fronting on Old Kings Road.

Question was raised regarding a double line appearing on the map. Mr. MacDonald explained that it was an old farm road. It will remain with Lot #3; it will be fee title, main purpose to allow him to take his ATV back through without cutting through hayfields and without cutting down across Old Kings Road, across other people's property. It was noted that the Conways also own the approximately 16-acre parcel immediately to the north. It is a separate parcel containing the Conways' home.

It was moved by Court and seconded by Salisbury to classify the lands of Patrick and Alina Conway as a Minor Subdivision.

AYES: Van Etten; Horn; Court, Bruno, Salisbury

NAYS: None

ABSTAINED: None

ABSENT: Vadney; Boehlke

Public Hearing was scheduled for 7 p.m., December 14. Blue sheet explaining certified letter process was provided.

**General Discussion**

With regard to the possible further subdivision of recently subdivided property, a very brief general discussion was held with Mr. MacDonald, who handled the initial subdivision on the property, on how the Town Code reads with regard to further subdivision in a relatively brief period and also how the NYS Realty Subdivision Code reads. Before entering into any substantive discussion, the Board wished time to review both.

**MINUTES:**

It was moved by Van Etten and seconded by Court to approve the minutes of the June 8, 2017, Regular Monthly Meeting as presented.

AYES: Van Etten; Horn; Court, Bruno, Salisbury

NAYS: None

ABSTAINED: None

ABSENT: Vadney; Boehlke

It was moved by Van Etten and seconded by Court to approve the minutes of the July 13, 2017, John and Betsy Murray Minor Subdivision Public Hearing as presented.

AYES: Van Etten; Horn; Court, Bruno, Salisbury

NAYS: None ABSTAINED: None ABSENT: Vadney; Boehlke

It was moved by Van Etten and seconded by Salisbury to approve the minutes of the July 13, 2017,

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Regular Monthly Meeting as presented.

AYES: Van Etten; Horn; Court, Bruno, Salisbury

NAYS: None

ABSTAINED: None

ABSENT: Vadney; Boehlke

It was moved by Van Etten and seconded by Bruno to approve the minutes of the August 10, 2017, Mansion Street Development, LLC Public Hearing as presented.

AYES: Van Etten; Horn; Court, Bruno, Salisbury

NAYS: None

ABSTAINED: None

ABSENT: Vadney; Boehlke

**CORRESPONDENCE:**

1. 10/13/2017 Memo from Coleen Hetrick, Greene County Economic Development, Tourism & Planning, re: Notice of Recording of Subdivision Plats in County Clerk's Office for months of June, July and August, 2017.
2. Return of green forms for filing of LoMonaco and Chmielewski maps
3. Building Permit Applications: 1 Inground Swimming Pool; 1 two-car garage
4. Demolition Permit Application: 1

**ADJOURNMENT**

At 7:17 p.m., it was moved by Court and seconded by Van Etten to adjourn the meeting.

AYES: 5            NAYS: 0        ABSTAINED: 0        ABSENT: 2

Respectfully Submitted  
Marjorie Loux, Clerk