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TOWN OF SALISBURY
ZBA/PLANNING BOARD
SALISBURY CENTER, NY 13454

ZBA/PLANNING BOARD MEETING/ SEPT. 28, 2026

MEMBERS IN ATTENDANCE. J. ROBERT SCHMID.
GLEN BOYER
AMY MOWERS
PATRICK HOFFA
MARC TANNER

MEETING CALLED TO ORDER BY CHAIRMAN J. ROBERT SCHMID AT 7:00 PM. THE PLEDGE OF ALLEGIANCE WAS RECITED. ZBA/PLANNING BOARD MINUTES FROM REGULAR MEETING OF AUGUST 17, 2026 AND THE SPECIAL MEETING OF AUGUST 18, 2026 WERE READ. GLEN BOYER MADE THE MOTION AND AMY MOWERS SECONDED THE MOTION TO ACCEPT THE AFOREMENTIONED MEETING MINUTES AS READ. FIVE AYES WERE RECORDED TO ACCEPT THE MOTION.

ROBERT RETELL OF 60 ROUTE 67A, EAST DURHAM, N.Y. 12423 ATTENDED THE MEETING. HE IS INTERESTED IN PURCHASING 45 ACRE PARCEL*091. 4-2-4 LOCATED AT 806 JERSEYFIELD ROAD, TOWN OF SALISBURY, HERKIMER COUNTY, N.Y. MR. RETELL WOULD LIKE TO CONSTRUCT A RUSTIC CAMPGROUND AT 806 JERSEYFIELD ROAD, TOWN OF SALISBURY. AT THE MEETING THE SALISBURY ZBA/PLANNING BOARD DISCUSSED THE PROCEDURE NEEDED TO CONSTRUCT A RUSTIC CAMPGROUND WITH MR. RETELL. THIS INCLUDED A SPECIAL USE PERMIT, COMPLETION OF AN ENVIRONMENTAL ASSESSMENT FORM, SITE PLAN REVIEW, POSSIBLE PUBLIC HEARING AND NYS HEALTH DEPT. APPROVAL. MR. RETELL WAS GIVEN A SPECIAL USE PERMIT APPLICATION AT THE MEETING.

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THEODORE VIEGAS OF 752 DAIRY HILL ROAD, TOWN OF SALISBURY, HERKIMER COUNTY, N.Y. ATTENDED THE MEETING. MR. VIEGAS PURCHASED WHAT WAS THOUGHT TO BE A 2 ACRE LOT FROM 6.60 ACRE PARCEL #102.4-2-74.1 OWNED BY DAVID AUBIN OF 2637 STATE ROUTE 29, TOWN OF SALISBURY. MR. VIEGAS BROUGHT IN A SUBDIVISION SURVEY MAP PREPARED BY STRATTON SURVEYING PLLC OF 1401 GRAFFENBURG ROAD, NEW HARTFORD, N.Y. 13413. THE SUBDIVISION SURVEY MAP OF THE PARCEL SHOWED THAT THE LOT PURCHASED BY MR. VIEGAS WAS 1.81 ACRES, NOT 2 ACRES. THE LOT HAS ENOUGH ROAD FRONTAGE BUT ENOUGH ACREAGE TO MEET TOWN OF SALISBURY SUBDIVISION REGULATIONS. A VARIANCE WILL NEED TO BE ISSUED BY THE SALISBURY ZBA/PLANNING BOARD FOR THIS SUBDIVISION.

JACE SHERWOOD OF 489 STATE ROUTE 29A, SALISBURY CENTER, N.Y. 13454 ATTENDED THE MEETING. MR. SHERWOOD WANTS TO START A RETAIL BUSINESS AT THE FORMER MOVAC AMBULANCE BUILDING, ON 1.2 ACRE PARCEL #097.3-1-31.5, LOCATED AT 843 STATE ROUTE 29A, SALISBURY CENTER, N.Y. BECAUSE THE PARCEL IS NON-CONFORMING, AS IT IS NOT 2 ACRES AS REQUIRED BY TOWN OF SALISBURY ZONING LAWS, A VARIANCE WILL NEED TO BE ISSUED. MEMBERS OF THE SALISBURY ZBA/PLANNING BOARD ASKED ABOUT LOCATIONS OF THE WELL AND SEPTIC TANK AND TO HAVE A FINAL SITE PLAN REVIEW.

DONALD DENAPOLE OF RESERVOIR ROAD, MIDDLEVILLE N.Y. ATTENDED THE MEETING, REPRESENTING THE SALISBURY RIDGE RUNNERS SNOWMOBILE CLUB INC, LOCATED AT 717 CURTISS ROAD, TOWN OF SALISBURY, HERKIMER COUNTY, N.Y. MR. DENAPOLE HAS BEEN WORKING WITH THE SALISBURY ZBA/PLANNING BOARD AND TOWN BOARD ON A SPECIAL USE

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PERMIT TO CONSTRUCT A CABIN CAMPGROUND FACILITY, AT THEIR 717 CURTISS ROAD LOCATION. THROUGH NUMEROUS PUBLIC HEARINGS AND BOARD MEETINGS, THE RIDGE RUNNERS HAVE DECIDED TO ASK FOR A SPECIAL USE PERMIT TO CONSTRUCT 3 CABINS INSTEAD OF 40. THE OTHER ISSUES WERE ACTUAL SIZES OF THE CABINS AND THEIR LOCATIONS ON THE RIDGE RUNNERS PROPERTY. MR. DENA POLE BROUGHT IN TWO POSSIBLE SKETCH PLANS FOR THE THREE CABINS. ONE SKETCH PLAN WAS FOR A TWO BED ROOM CABIN 24' x 48', 672 SQ FT IN AREA AND THE OTHER WAS FOR A THREE BED ROOM CABIN 30' x 30', 900 SQ. FT IN AREA. A VARIANCE WILL NEED TO BE ISSUED BY THE SAUSBURY ZBA/PLANNING BOARD BECAUSE THESE CABINS EXCEED THE TOWN OF SAUSBURY ZONING LAW FOR CABIN COLONY FOOTPRINT WHICH IS 480 SQ FT. MR. DENA POLE WAS ALSO WORKING ON A SKETCH PLAN OF WHERE THE THREE CABINS WERE TO BE LOCATED ON THE RIDGE RUNNERS PROPERTY.

BECAUSE OF ALL THE ADDED COMPLICATIONS THAT HAVE TAKEN PLACE WITH THE ISSUANCE OF THE SPECIAL USE PERMIT TO THE SAUSBURY RIDGE RUNNERS SNOWMOBILE CLUB INC. FOR THEIR CABIN CAMPGROUND FACILITY, THE SAUSBURY ZBA/PLANNING BOARD WAS DECIDED TO EXTEND THE TIMELINE FOR THIS SPECIAL USE PERMIT, FROM OCTOBER 1, 2026 TO NOVEMBER 30, 2026. GLEN BOYER MADE THE MOTION AND MARC TANNER SECONDED THE MOTION TO EXTEND THE SPECIAL USE PERMIT TIME LINE FROM OCTOBER 1, 2026 TO NOVEMBER 30, 2026. FIVE AYES WERE RECORDED.

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NO FURTHER BUSINESS WAS DISCUSSED

OUR NEXT MEETING WILL BE OCTOBER 26, 2026 AT 7:00PM

MARC TANNER MADE THE MOTION AND PATRICK HOFFA
SECONDED THE MOTION TO ADJOURN THE MEETING AT
8:46 PM. FIVE AYES WERE RECORDED TO PASS THE
MOTION.

RESPECTFULLY SUBMITTED

J. ROBERT SCHMID-CHAIRMAN

C. SAUSBURY TOWN BOARD
SAUSBURY COOKS OFFICER