

Town of Salisbury
ZBA / Planning Board
P.O. Box 241 Mechanic Street
Salisbury Center, N.Y. 13454

Planning Board Meeting – April 28, 2025

Members in Attendance: J. Robert Schmid – Chairman Patrick Hoffa- Absent
Glen Boyer- Absent Marc Tanner
Patricia Brinkley

Meeting called to order at 7:01 PM by Chairman Robert Schmid. The Pledge of Allegiance was recited. Meeting minutes from the previous Town of Salisbury ZBA/Planning Board meeting of March 24, 2025 were read. Patricia Brinkley made the motion and Marc Tanner seconded the motion to accept the minutes as read. Three ayes were recorded to accept the motion.

Emanuel Byler of 1243 Corbin Hill Road, Sprakers, N.Y. 12166, attended the meeting. Mr. Byler owns two parcels on Mang Road, Town of Salisbury, Herkimer County, N.Y. The first is LOT 1, Parcel #102.2-1-3.3, is 2 acres+, and the second is LOT 2, Parcel #102.2-1-3.1, is 70.5 acres+. Mr. Byler came to the meeting with a subdivision survey map dated April 22, 2025 and prepared by P.L.S. Benjamin Gallup of 55 East Main Street Nelliston, N.Y. The subdivision survey map showed a change in property lines of LOT 1 from a previous subdivision survey map prepared on April 9, 2013 by Charles Ackerbauer PELS. Mr. Byler came to the ZBA/Planning Board to see if he could change the property lines on LOT 1 because of the proximity of existing buildings to the 2013 subdivision survey property lines. Mr. Byler was told he could proceed with his new subdivision property lines, because the new LOT 1 size remains at 2 acres+, and the road frontage was over the minimum Town of Salisbury road frontage requirement of 250'.

Brandon Edick, 388 Peck Road, Salisbury Center, NY, 13454, attended the meeting. He and Ashley Brys own Parcel #097.3-1-16, which is 16 acres at the above mentioned address. This property has 293.2' of road frontage on Shadd Road and 301' of road frontage on Peck Road. He came to ask what the requirements were for a subdivision in the Town of Salisbury. He wants to subdivide the property in half. He was told the 2 acre and 250' road front minimums. The ZBA/Planning Board also mentioned to him that the parcel in question has substantial wetlands located on it. Mr. Edick said he would return at a later date with a surveyed map of the subdivision.

Michael and Sophia Skinner of 142 Fish and Game Road, Little Falls, NY, 13365, Town of Salisbury, Herkimer County, NY, attended the meeting. Michael Skinner owns Parcel #096.70-1-37 which is 0.326 acres at the above mentioned address. He is acquiring 0.892 acres from his uncle Robert Skinner an adjacent property owner of Parcel # 096.70-1-41 which is 6.8 acres+. Michael brought in a revised subdivision survey map of the property dated, April 1, 2025. The subdivision map was prepared by P.L.S, PC Ferguson and Foss, P.O. Box 356 of Johnstown, NY. The subdivision map shows 0.892 acres from the property of Robert Skinner, which will be added to Michael's 0.326 acre parcel. Neither Michael or his uncle Robert had previously prepared a Subdivision Application for the ZBA/Planning Board to review. We did not mention that to Michael and his wife at the meeting. Mr. Skinner also mentioned to the board that the acreage he was acquiring from his uncle was all his uncle was allowing him to acquire at this time. Michael's property has historically been a non conforming building lot with a dwelling on it. Adding the parcel he is acquiring from his uncle will give Michael 1.218 acres, not enough to change the new parcel's non-conformity status. The ZBA/Planning Board felt it more beneficial to the town, to allow Mr. Skinner to do the parcel acquisition.

No further correspondence or business was discussed.

Our next meeting will be Tuesday May 27, 2025 at 7:00 PM.

Marc Tanner made the motion and Patricia Brinkley seconded the motion to adjourn the meeting at 8:09 PM. Three ayes were recorded to accept the motion.

Respectfully Submitted,
Robert Schmid, Chairman

c: Salisbury Town Board
Salisbury Codes Officer