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

Planning Board Meeting – January 27, 2025

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

Meeting called to order at 7:00 PM by Chairman Robert Schmid. The Pledge of Allegiance was recited. Meeting minutes from the previous ZBA/Planning Board meeting of December 23, 2024 were read. Patrick Hoffa made the motion and Patricia Brinkley seconded the motion to accept the minutes as read. Five ayes were recorded to accept the motion.

John "Jack" Carlin, from Eagle River Real Estate of 6 Slawson Street, Dolgeville, NY, attended the meeting. Mr. Carlin is representing Stephen Serow, of 105 Spruce Lake Drive North, Little Falls, Town of Salisbury, Herkimer County, NY. Mr. Serow owns parcel # 096.70-1-32, of 7.4 acres, upon which he resides. This parcel contains two portions, a 1 acre portion on the north side of Fish and Game Club Road and a 6.4 acre portion on the south side of Fish and Game Club Road, Little Falls, Town of Salisbury, Herkimer County, New York. A subdivision map,done by Ferguson and Foss, Land Surveyors of Johnstown, NY, for the 7.4 acre parcel was presented at the meeting. Mr. Serow wishes to retain the 1 acre parcel on the north side of Fish and Game Club Road, upon which he resides. He would like to put the 6 acres from the 6.4 acre portion on the south side of Fish and Game Club Road up for sale and the remaining .4 acres, he would like to convey to abutting land owner Craig Miller. Mr. Miller's property is on the East side of the subdivision.

Town Attorney, Vincent Rossi, was asked about the .4 acre conveyance and responded that he would recommend that the ZBA/Planning approve the subdivision. Glen Boyer made the motion to approve the subdivision and Patricia Brinkley seconded the motion. Five ayes were recorded to accept the motion. Upon further review and a conversation with David Irway, NYSDEC, Utica, N.Y., it was found that the 6.4 acre subdivision has a protected trout stream located on the property. This was mentioned to Mr. Carlin at the meeting.

Jesse Warner, of 123 Marsh Road, Dolgeville, Town of Salisbury, Herkimer County, NY, attended the meeting with a completed Special Use Permit Application for an auto collision shop. This shop is to be located in an existing building located at his residence at the address above. Mr. Warner is in the process of renovating the 52' by 60' building for his auto collision shop. Mr. Warner also brought in a New York State Department of State Articles of Organization Document assigned to him for his collision shop. We, the ZBA/Planning Board will begin the ML239 process for the approval of his application.

No further correspondence or business was discussed.

Our next meeting will be Monday February 24, 2025 at 7:00 PM.

Patricia Brinkley made the motion and Glen Boyer seconded the motion to adjourn the meeting at 8:07 PM. Five ayes were recorded to accept the motion.

Respectfully Submitted,
Robert Schmid, Chairman

c: Salisbury Town Board
Salisbury Codes Officer