

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

Planning Board Meeting – August 25, 2025

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

Meeting called to order at 7:03 PM by Chairman Robert Schmid. The Pledge of Allegiance was recited. Meeting minutes from the previous Town of Salisbury ZBA/Planning Board meeting of July 28, 2025 were read. Patrick Hoffa made the motion and Patricia Brinkley seconded the motion to accept the minutes as read. Three ayes were recorded to accept the minutes of July 28, 2025 as read.

Gary Seeley of 1016 Military Road, Little Falls, N.Y, 13365, Town of Salisbury, Herkimer County, N.Y. and Shane Lyon of 115 Spencer Street, Dolgeville, N.Y. 13329 attended the meeting, requesting ZBA/Planning Board approval of a subdivision. Mr. Seeley owns 25+ acre Parcel # 091.2-1-4, located at 1537 Jerseyfield Road, Little Falls, 13365, Town of Salisbury, Herkimer County, N.Y. Mr. Seeley brought in an 8.5"x11" copy of a subdivision survey map dated May 3, 2018, done by Blanchard Land Surveying of 711 Old State Road, Poland, N.Y. The subdivision map is divided into three 8.76 acre parcels. Mr. Seeley also brought in a purchase agreement dated February 28, 2023, stating the purchase by Shane Lyon of 115 Spencer Street, Dolgeville, N.Y. 13329 of two of the 8.76 parcels from Gary Seeley. of 1016 Military Road, Little Falls, 13365, Town of Salisbury, Herkimer County, N.Y. Mr. Seeley will retain ownership of the one remaining 8.76 acre parcels. The other issue with this parcel is that it is situated in The Adirondack Park and will need The Adirondack Park Agency's approval before The Town of Salisbury ZBA/Planning Board can issue its approval.

Since the date of this meeting Mr. Schmid of the Town of Salisbury ZBA/Planning Board has contacted The Adirondack Park Agency, talked to representative Matthew Brown, and received a copy of their required Jurisdictional Inquiry Form for Mr. Seeley's subdivision request. Mr. Schmid drove to Mr. Seeley's residence and delivered the Jurisdictional Inquiry Form, a Subdivision Application Form, and a Short Form SEQR Application for Mr. Seeley to complete.

The Town of Salisbury ZBA/Planning Board is also reaching out to Blanchard Land Surveying to confirm that nothing has changed from Mr. Seeley's subdivision survey map from May 3, 2018.

No further business or correspondence was discussed.

Our next meeting will be Monday September 22, 2025 at 7:00 PM.

Patricia Brinkley made the motion and Patrick Hoffa seconded the motion to adjourn the meeting at 7:50 PM. Three ayes were recorded to accept the motion.

Respectfully Submitted,
Robert Schmid, Chairman

c: Salisbury Town Board
Salisbury Codes Officer