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

Planning Board Meeting – January 26, 2026

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

Meeting called to order at 7:09 PM by Chairman Robert Schmid. The Pledge of Allegiance was recited. Meeting minutes from the previous Town of Salisbury ZBA/Planning Board meeting of December 22, 2025 were read. Patrick Hoffa made the motion and Glen Boyer seconded the motion to accept the minutes as read. Three ayes were recorded to accept the minutes of December 22, 2025 as read.

Gary Seeley of 1016 Military Road, Little Falls, NY, 13365 Town of Salisbury, Herkimer County, NY, and Shane Lyon of 115 Spencer Street, Dolgeville, NY, 13329, attended the meeting. Mr. Seeley owns 25+ acre,Parcel # 091.2-1-4, located at1537 Jerseyfield Road, Little Falls, NY, 13365, Town of Salisbury, Herkimer County, NY. in the Adirondack Park. The Town of Salisbury ZBA/Planning Board has been working with Mr. Seeley and The Adirondack Park Agency (APA), for the past few months waiting for their approval of a his subdivision request from our ZBA/Planning Board meeting of August 25, 2025. On October 20, 2025, the Herkimer – Oneida Comprehensive Planning Board issued their approval for Mr. Seeley's subdivision request.

Mr. Seeley had initially proposed to the (APA) that his 25 acre parcel be subdivided into three equal 8.3 acre lots. Mr. Lyon would own two of the lots and Mr. Seeley would retain ownership of the remaining 8.3 acre lot. The (APA), would only authorize this subdivision, if the subdivision was divided into two lots with Mr. Lyon's two lots being combined into one, and Mr. Seeley retaining the remaining 8.3 acre lot. Mr. Seeley presented the ZBA/Planning Board with a revised subdivision survey map reflecting the (APA) request, and a copy of (APA) Permit # 2025-0243, dated December 31, 2025, authorizing their approval. At the meeting Glen Boyer made the motion and Patrick Hoffa seconded the motion to approve,stamp,and date the revised subdivision survey maps as presented. Three ayes were recorded.

At 7:35 PM ZBA/Planning Board member Glen Boyer asked that he be excused as he did not feel well. Patrick Hoffa made the motion and Glen Boyer seconded the motion to adjourn the meeting at 7:37 PM. Three ayes were recorded.

We had one other person attend the meeting, Justin Sokowlowski. Mr. Sokolowski owns Seward, Sand and Gravel with headquarters located at 532 County Highway 58, Oneonta, N.Y. 13820. After Mr. Boyer left the meeting, ZBA/Planning Board members Robert Schmid and Patrick Hoffa stayed to converse with Mr. Sokowlowski. He is looking at the possibility of expanding his sand and gravel business by purchasing property in the Town of Salisbury. No exact location was mentioned but he did show interest in a parcel near the old iron mines off Irondale Road.

No further business or correspondence was discussed.

Our next meeting will be Monday February 23, 2026 at 7:00 PM.

Patrick Hoffa made the motion and Glen Boyer seconded the motion to adjourn the meeting at 7:37 PM. Three ayes were recorded to accept the motion.

Respectfully Submitted,
Robert Schmid, Chairman