

Town of New Baltimore Planning Board

Public Hearing Minutes

3809 County Route 51 Hannacroix, NY 12087

June 12, 2025

7:00 PM

Present: Ann Marie Vadney, Rob VanEtten, Robert Court, Frank Orlando, Charles Irving, William MacDonald

Absent: Josh Boehlke

Public Hearing for Tortoise Ventures, LLC Minor Subdivision

Chairman VanEtten opened the Public Hearing at 7pm. Drew Schauffert from Santo Associates was present as the authorized agent representing Tortoise Ventures, LLC. Adjoining property owner Nancy McCoy asked if she could view the maps. Chairman VanEtten asked if she had any question and where she was located in relation to the subdivision. She stated that her property abuts to the south.

Nancy McCoy had concern regarding the property being mostly comprised of bedrock and shale, informing the Board that there is a 50ft drop near the middle of the property. Stating that the people who purchase 2 of the lots will never be able to access the remainder of their property. She said out of 11 acres there are maybe 3 to 4 acres that are actually developable. She stated that her well is 600ft deep and it took 3 times to get to that. Her sister also lives in the area across the street diagonally and she had her well drilled twice.

Board member Court asked if they were drilled not pounded, to which the answer was yes they were drilled. Board Member Orlando then explained the difference between drilling and pounding.

Chairman VanEtten suggested we back up a little and check that all the certified mail receipts had been received. The Clerk responded that 6 out of 7 green cards had been returned. There were receipts that all the notices were sent. The notice that was not returned was to a resident who frequently travels and that may be why the card was not returned.

Board member Vadney asked if we had heard anything about putting a possible restriction on the deeds of no further subdivisions. Chairman VanEtten responded that we did not hear anything back. Board member Court stated he didn't think that it would be a problem

as it sounds as if there is not enough developable land there. Drew Shauffert stated he had not heard anything about this. The Clerk replied it was suggested at the last meeting where he was not present, but another representative was, Shawn Thorpe. Mr. Shauffert said he will bring it up to the landowners and ask if it were something they would consider. Chairman VanEtten stated that it could be appealing to the town and the neighbors and to the people who purchase the property to have no further subdivisions. Board member Vadney stated it was brought up at the last meeting as a suggestion because of well and septic concerns that people may have during the Public Hearing. These new lots have enough land that it could be subdivided further and that if the land was flat, it could easily be done. Chairman VanEtten stated that the Board has been seeing it a lot more lately where they put restrictions that the land cannot be further subdivided which makes it more appealing. Board member Court stated that the ledge on the property kind of takes care of that for you, since it limits what can be done on the property. Chairman VanEtten then asked if anyone had any other comments or concerns. The Board members then reviewed and discussed the map again.

Nancy McCoy asked if the Board would approve the subdivision that night after the close of the Public Hearing. The Clerk responded that the Board did not have the final maps to stamp and sign for the county at that time. Chairman VanEtten responded that it will most likely be done next month. Nancy McCoy then asked if the Board had any changes that they would like them to make. Chairman VanEtten said no the only thing that was a possibility was the deed restriction, but the Board does not have the jurisdiction to require that it was just a suggestion.

Motion to close the Public Hearing for the Tortoise Ventures, LLC Minor Subdivision

Made by Robert VanEtten, Seconded by Ann Marie Vadney

Ayes: 6 Nays: 0 Abstain: Absent: Josh Boehlke

Motion Carried

Public Hearing Closed at 7:15 p.m.

Drew Schauffert asked what the next steps were and asked if there would be a resolution approving the subdivision. Chairman VanEtten replied they hadn't planned on that tonight and asked if he had the final maps with him. Drew Schauffert replied that the maps they had were the full-size final maps. The Clerk let him know that the Board needed the mylar and final copies that are to be signed to file with the county. Mr. Schauffert stated that other

towns will approve the subdivision and then he would come with the maps later. Board member Vadney said she thought that having different representatives come to the meetings had created some confusion. Mr. Schauffert said he would see if the landowners would consider the no further subdivision but that would be the only possible change. Chairman VanEtten said the Board will have a resolution ready at the next meeting and he can bring the maps to be stamped and signed then.

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