

Town of New Baltimore Planning Board

Public Hearing Minutes

3809 County Route 51 Hannacroix, NY 12087

December 11, 2025

7:00 PM

Present: Josh Boehlke, Ann Marie Vadney, Rob VanEtten, Robert Court, Frank Orlando, Charles Irving

Absent: William MacDonald

Public Hearing for the Messina Minor Subdivision

Chairman VanEtten opened the Public Hearing at 7:00 p.m. The Clerk reported that four of the six green cards from the certified mailings had been received and submitted, and receipts were provided confirming that all required certified mailings had been sent. Chairman VanEtten asked the Board if there were any questions regarding the map; there were none. Jade Messina addressed the Board regarding new deeds that must be prepared, stating that during the 2022 subdivision she was unaware that the deed for the remaining property required updating. She advised that she has since been in contact with her surveyor and has obtained legal descriptions for the remaining property following both the 2022 subdivision and the current subdivision, with the next step being the review by her attorney and preparation of a new deed. Chairman VanEtten stated that correction of the original deed would be included as a condition of the Resolution approving the Minor Subdivision. Jade Messina noted that she had the necessary documentation available for the Board's review; however, the Board indicated that formal approval of the deed descriptions was not required, only assurance that the updated deed would reflect the changes from both subdivisions. Board Member Irving inquired whether a proposed location for the home on the newly created lot had been identified and whether an engineer had reviewed the site to confirm that setbacks and utilities could be accommodated. Kate Messina responded that a contractor had reviewed the property and was able to roughly determine placement. Chairman VanEtten stated that an engineer would be required to design the final placement of the home, to which Kate Messina replied that this work is anticipated to occur concurrently with the percolation testing. The Board then engaged in general discussion regarding the history of the property and existing soil conditions, including the presence of sand and clay.

Motion to close the Messina Minor Subdivision Public Hearing

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Ayes: 6 Nays: Abstain: Absent: 1

Motion Carried

Public Hearing Closed at 7:15 p.m.

DRAFT