

## Town of New Baltimore Zoning Board of Appeals

### Monthly Meeting Minutes

3809 County Route 51 Hannacroix, NY 12087

**August 6, 2025**

**7 PM**

**Present:** Bill Boehlke, Sam Anderson, Jean Horn

**Absent:** Craig Albano, Brad Jourdin

**Public Hearing for Boehm/Kiselev Minor Subdivision** Mr. Kiselev provided receipts of required certified letters sent and green cards returned by the recipients with only 1 green card not being returned. The board members then reviewed the revised map. Mr. Kiselev explained that once the subdivision is approved and the new lot is given a new Tax Map ID number, he is going to purchase the subdivided driveway and the back lot at the same time. This way both properties, although having separate Tax Map ID numbers, will be reflected in the same deed. No members of the public were present for comment. A letter was received from a neighbor who could not attend the public hearing. Chairman Boehlke stated that the letter is outside the meeting, but they would entertain it. Chairman Boehlke then read the letter aloud. The neighbor was requesting a delay in the variance because there has been a question on the Town Highway Department's involvement on the sharp corner at that location for years and requested that it should be investigated before any variance is given. Chairman Boehlke stated that the variance does not affect the driveway being there or not being there. It has been there for a very long time and is not subject to removal. He commented that the statement provided is not applicable as far as the Variance is concerned. Mr. Kiselev responded that he believed the driveway has been there since 1984 or 1987, so it is not new. He agreed that there is a sharp turn, and he would understand if the Variance was something that would lead to more traffic in the area but there would be no change in the use of the driveway. Chairman Boehlke stated that the neighbors concern could be addressed regardless of the hearing. Signage could be added or other resolutions to the issue could be offered but it is more of a Highway Department issue. Board member Horn suggested that if the resident had an issue with the grade of the turn, he could bring his concerns to the Town Board. Chairman Boehlke then read the resolution for the Variance that was approved with conditions on June 4, 2025. Chairman Boehlke stated that they had reviewed everything and had reviewed the one comment. It was determined that the neighbor's comment had no bearing on the exact nature of the Variance that is being

granted to provide the right of way to the parcel that Mr. Kiselev has applied for. He then proposed a vote that the resolution is approved with the condition of the Public Hearing being met.

**Motion to Approve the Boehm/Kiselev Variance Resolution with the Condition of the Public Hearing Being Met**

Motioned by Bill Boehlke

All in Favor

**Aye: 3      Nay: 0      Abstain:      Absent:**

Motion Carried

**Motion to Close the Boehm/Kiselev Variance Public Hearing**

Motioned by Sam Anderson, Seconded by Jean Horn

Motion Carried

**Public Hearing Adjourned**

7:15 pm

**Regular Monthly Meeting**

**7:19 PM**

**Pledge of Allegiance**

**Motion to Approve the July 2, 2025, Monthly Meeting Minutes**

Made by Sam Anderson, Seconded by Jean Horn

**Aye: 3      Nay: 0      Abstain:      Absent:**

Motion carried

**Meeting Adjourned 7:20 pm**