

**TOWN OF ARIETTA PLANNING BOARD**  
**Piseco, NY 12139**

Hearing/Meeting Dated: Tuesday May 13, 2025 – 5:00 P.M. Piseco School

**Hearing/Meeting Minutes**

**Members present:**

Jim Colton  
Mike Cullen  
Eric Greiner  
Zoning Officer Mel LaScola  
Secretary Marie Buanno  
Shuey, Tim von Herrmann

**Members absent:**

Sheila Crouse  
Ken Kull

Public in attendance: Dave Funkhouser, Bob Green, David Hyatt, George Jersey, Betsy

Jim Colton motioned for the hearing/meeting to be brought to order, 2<sup>nd</sup> by Mike Cullen. The vote in favor was 3 – 0.

Jim Colton made a motion to accept the minutes of the April 8, 2025 meeting as written. 2<sup>nd</sup> by Mike Cullen. The vote in favor was 3 – 0.

Chairman Greiner asked Zoning Officer Mel LaScola if he had anything new at this time. He said only the Jersey hearing before us.

George Jersey bought and is planning on dividing his 58+ acres located on the southwest area of Route 8 and Old Piseco Road into one 3.47 acre parcel and two 3.2 acre parcels to market and keeping the remaining 48.82 acres. He submitted a surveyed map showing the parcels face County Route 24. This is a hearing for public comment for or against the project to move forward. If approved, Chairman Greiner will stamp the mylar so the subdivision can be filed.

Mr. Jersey showed the actual mylar map to the above named neighbors who showed up with questions about the subdivision and how it may affect the surrounding properties. He pointed out where each of their properties were on the map and the location of the subdivision in proximity to Piseco Lake Lodge. Mr. vonHerrmann wanted to know if any of the three lots Mr. Jersey is selling have lake access. Mr. Jersey said they might have access if they want it and are willing to pay a higher price for that access as a right of way. The outlet to the lake will be by the Vedder property where the APA has already authorized permission to access the lake from there and avoid wetlands. Mr. Jerseys dock is near Vedders. An access like that has to be at least 200 feet from wetlands. Cars would be able to park on the side of the road, however it would be to launch a kayak or canoe. There will be no more docks permitted. Mr. Jersey does not want to see a lot of traffic there. He did say no one can prevent someone from putting a mooring in then kayak or canoe to it. Mr. vonHerrman, Ms. Shuey, and Mr. Hyatt seemed satisfied that Mr. Jersey was on the same page as them in that none of them wanted a lot of noise and traffic.

Chairman Griener noted that as far as the Planning Board was concerned Mr. Jerseys plans meet all the qualifications per the Town of Arietta codes regulations regarding subdivisions. All Planning Board members in attendance agreed that the subdivision should move forward.

Eric Greiner made a motion to officially approve the subdivision. 2<sup>nd</sup> by Mike Cullen. All were in favor. 3 – 0. So moved.

Chairman Greiner stamped and signed the Mylar for this approved subdivision.

In other business, Chairman Greiner noted that the code book changes concerning signage were submitted to the Town Board for review through the Planning Board Secretarys minutes. It was noted the minutes sent out did not have attachments. Secretary Buanno said the original attachments are filed with the minutes with the Town Clerk. The Planning Board Secretary does not have access to a scanner so attachments are not sent to Planning Board members. If they need copies of attachments, they can obtain them from the Town Clerk.

A motion to adjourn was made by Mike Cullen. Seconded by Jim Colton. All were in favor 3 – 0.

Our next regular meeting will be June 10, 2025.

Respectfully submitted, Marie C. Buanno

There are no attachments to these minutes.