

**Town of Deposit Planning Board**  
**Minutes**  
**1/08/26**  
**7:00pm**

Present: Jeff Hartz  
Adolf Schaefer Michael Anderson  
Craig Conklin  
Shelly Johnson-Bennett  
Beverly Hartz

Guests: Kenneth Shields  
Rosemary Roser

The PB meeting was called to order by PB Chairman Adolf Schaefer at 7 PM.

Rosemary Roser presented the Planning Board her proposals for her parcels. She currently has 3 parcels and would like to make them 2 by dividing up one parcel and placing a portion of each to the existing parcels. The Planning Board members reviewed her paperwork and maps.

Application 2026-01 is taking .0137 acres (597 sq ft) from 368.3-1-15 and giving it to 368.3-1-16. PB Member Hartz made a motion to classify this as a Boundary Line Adjustment. PB Member Anderson seconded. Motion carried. A motion was made by PB Member Anderson to accept the Boundary Line Adjustment, PB Member Conklin seconded. Motion carried.

Application 2026-02-is taking from 368.3-1-15 .10129 acres (4,424 sq ft) and giving it to 368.3-1-14 PB Member Conklin made a motion to classify this as a Boundary Line Adjustment. PB Member Hartz seconded. Motion carried. A motion was made by PB Member Anderson to accept the Boundary Line Adjustment. PB Member Hartz seconded. Motion carried.

PB Chairman Schaefer signed all the maps and applications. One copy gets filed at Town Clerk Office. Fees were collected and a receipt will be given.

Ken Shields presented his request for a subdivision from Harry Batschelet' property in Hale Eddy. This will be a major subdivision. He presented his proposal with a packet which includes Topographical maps where the project is located, tax map with the layout of the proposal with an arial photo of the same thing, tax map with Broome County which is across the river, flood plan mapping which shows the property is in the 100 yr. flood plain but not in the flood way. Soils maps are also in the packet and a letter from Engineer that shows that Perk Tests has already been done. Mr. Shields explained what Mr. Batschelet is looking to do with his properties. He wants to make the 2 rentals into one lot and he wants to make two new lots that are vacant, 2 acres each and the rest will be about 9 acres. All this is on a private road (West Branch Angler Way) and wants to keep it that way. PB Chairman Schaefer questioned the right of way for the permanent land owner. Mr. Shields said it would be described and Ms. Johnson-Bennett stated it would have to be put in all the deeds. Mr. Shields stated there will be a maintenance agreement filed with the current owners of the 3 houses and will go with the deeds if the property is sold.

Mr. Schaefer questioned since the property is in the flood plan what requirements needed to be done to complete this. Ms. Johnson-Bennett stated they will have to follow all the requirements. She stated they would have to get a flood plain development

permit and the first floor would have to be at least 2 feet above flood elevation which is FEMA's regulations.

The regulations state everyone that is within 500 ft of the subdivision have to be notified. Mr. Shields is asking the Planning Board to waive his notifications to the homeowners across Route 17 and the people on the Broome County side who are not on the river.

A motion was made by PB Member Hartz to classify the 2026-03 request as a major subdivision. PB Member Conklin seconded. Motion carried.

A motion was made by PB Member Conklin to initiate a waiver to reduce the notification requirement to eliminate notification across State Route 17 on the basis that geographically they are divided enough they would not be affected by the subdivision and also only notify those owners across the river that only front on the southside of the river in Broome County. PB Member Anderson seconded. Motion carried.

A motion was made by PB Member Hartz to use the USGS mapping for the site at its present 20 ft contour interval instead of our 2 ft contour requirement in our code. PB Member Conklin seconded. Motion carried.

After discussions about private road vs public road, PB Member Hartz asked if all the deeds will need a stipulation stating the road needs to be maintained as a private road. Ms Johnson-Bennett stated the deed needs a description of the road as an access easement with a maintenance agreement.

A motion was made to adjourn meeting at 8:10 pm by PB Chairman Schaefer. PB Member Conklin seconded. Motion carried.

The next meeting is scheduled for February 12, 2026, at 7:00 PM.

Respectfully submitted,  
Beverly Hartz  
Town Clerk