

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES  
JULY 3, 2025

Since there was no agenda and it is the day before the July 4 holiday, it was decided that Dan and Teddie go to the meeting room at 6PM in case someone can with questions. We waited until 7PM and since no one came, we adjourned.

TOWN OF FRANKLIN PLANNING BOARD MEETING MINUTES  
AUGUST 7, 2025

Attendance: Hudson, Schlafer. Town Board Rep. Storey; TPAS Advisor Theresa Ferrigno.  
Absent: Code Enforcement Officer Pitula

Location: Town Meeting Room.

The was no quorum to conduct official business but someone did make an appointment to ask unofficial questions. The meeting began at 6:05 PM

Discussion Only:

Konstantinos N. Kaltsas of 734 Post Road. Phone #917-887-6989

Mr. Kaltsos had two questions:

1. He wishes to purchase approximately 10 acres from a neighbor "Teddy" across the road and according to a surveyor there is not adequate road frontage to accommodate both the existing parcel with a house and outbuilding and the piece he wishes to purchase to build a home. Possible options were discussed. Mr. Kaltsos was advised that he would need an authorization to act on behalf of the seller if they could not attend the meeting.
2. His current residence with approximately 200 acres has been on the market for some time. He is now considering subdividing the parcel into 3 or more parcels. He states he has approximately 3500 ft. of frontage. It appears subdivision is possible. Teddie advised Mr. Kaltsos 3 or less parcels would be classified as a simple subdivision. Four and 5 parcels are Minor subdivisions and 6 or more are major subdivisions each with different requirements. He was also advised that this is discussion only and that he would be required to return to the Planning Board with applications and paperwork once he decides what he wants to do.

ADJOURNMENT

With no other business, the meeting adjourned at 7:30 PM.