

TOWN OF HANNIBAL
Planning Board Meeting
November 6, 2025

Planning Board Members Present: Chairman Ronald Greenleaf, Joseph Melita, Nancy Adamy, Brandon Scruton, David Scott

Secretary: Shelly Stanton

Absent: Carolyn Deloff

Public Attendees: Michael Ryder, Christine Malone, Brandon Scruton, Sharon Handville, Lee Sidman, Debra Davis, Randy Whitney, Sandra Davis, Cindy Stock, Robert Gadek, Jake Malcott

Meeting called to order at 7:00pm by Chairman Ronald Greenleaf.

The Pledge of Allegiance was said by all.
Roll call was taken.

Reading and approval of October 2, 2025, minutes. A motion to accept the minutes by Nancy Adamy, 2nd by Joseph Melita, all in favor.

Communications – None

Old Business – None

New Business – Michael Ryder was present after going to the ZBA board and getting area variance approval. Mr. Ryder had also extended the area as per suggestion to make it 2 acres. The board reviewed the decision.

A motion to set a public hearing for a subdivision on December 4, 2025 at 7:15 was made by David Scott, 2nd by Joseph Melita, all in favor.

Public Hearing – Chairman Greenleaf opened the Sidman Subdivision at 7:15. Many neighbors were present to express their concerns. There was some discussion and disagreements. Concerns about the right of way were expressed, but it was in the deed as transferrable. The members of the planning board reviewed this.

At 7:29, Chairman Greenleaf stated that the meeting was going to close, there were no issues or further discussion.

Motion to close the meeting made by Chairman Greenleaf, 2nd by Nancy Adamy, all in favor.

A motion to approve the public hearing was made by Joseph Melita, 2nd by Brandon Scruton, all in favor.

Christine Malone was present to see if she could do a right of way with an odd shaped piece of property located on County Route 7. After reviewing and discussing the matter, the board explained that she could. She stated that she may be back next year to do that.

Brandon Scruton came forward about doing a subdivision of a portion of the back section of his property. While it has no public water, the owner of the adjoining property plans on annexing with his own after completion of the subdivision. Paperwork was submitted.

A motion to set the public hearing for December 4, 2025 at 7:30 was made by Joseph Melita, 2nd by David Scott, all in favor.

Date of the next meeting will be December 4, 2025, at 7:00PM.

At 8:12, a motion to adjourn was made by David Scott, 2nd by Brandon Scruton, all in favor.

Respectfully submitted,

Shelly Stanton
Planning Board Secretary

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