

Town of New Baltimore Planning Board
Minutes

The Planning Board met on March 9, 2023, with the following business conducted:

Public Hearing:

Taranto Trust major subdivision application. Application is for an 11-lot subdivision on Route 51. Representing the property owners was Alan Lord and New York Land and Lakes LLC. The subdivision is to be known as the Misty Pines Development.

Regular Monthly Meeting:

...Approved the Misty Pines Development major subdivision with conditions that final major subdivision maps be submitted for approval within six months of this date; and that final map fee be paid in full at time of final map submission.

...Received minor subdivision application for two-lot subdivision of the William and Shari Wentz property on Route 51. Required Public Hearing scheduled for 7 p.m., April 13.

...Received from Infinity Solar Systems Special Use Permit application for the Darryl Ford 26.070kW roof top solar project on property located on Tower Road. Public Hearing on the application has been scheduled for 7:15 p.m., April 13.

...The Board welcomed Michelle Stefanik back to the Board for another term and promptly appointed her Board Secretary for the 2023 year.

...With regard to the proposed New Baltimore Solar Project, the Board has received the requested further clarification from Central Hudson that the project will be accepted into the grid on completion. In preparing to send out RFP requests to engineers to assist the Board in the review of this project and to send letters to other interested agencies advising the Board planned to take lead agency for this project but would welcome their comments, inconsistencies were found in names shown on the various project documents versus name on property owner shown on current deed. These inconsistencies were reviewed by the attorney for the Town with a recommendation forthcoming that the property owner's name be shown and/or documents provided that these other named entities were authorized to act on behalf of the owner. Project applicant was so notified and revised documents and response letter received from project's attorney. As for the preparation of this report and at the direction of the Planning Board, the documents and project attorney's letter have been referred to our attorney for review. In view of comments in the applicant's attorney's letter, the Board members felt it should be our attorney rather the Planning Board that responds to the letter. At the present time, their next appearance before the Board is scheduled for April 13, 2023, to continue project discussion.