

Town of New Baltimore Planning Board
Regular Meeting
August 8, 2024

Board Meeting Called to order August 8, 2024, at 7pm by Chairman Rob VanEtten

Pledge of Allegiance

All Present: Rob VanEtten, Ann Marie Vadney, Robert Court, Lee Salisbury, Frank Orlando, Michelle Stefanik and Chuck Irving

Absent:

OLD BUSINESS:

New Baltimore Solar – Take a look at the final site plan

New Baltimore Solar – Trying to be responsive with the specific condition, which was number 11, if you remember at the meeting of June 4th when Mark was there on our behalf, and also Eric who is not here tonight. That was a meeting with Central Hudson and the follow-up essentially a back and forth that resulted in this final plan with some efforts to even further litigate where we have been. In the end, all utility owned poles and utility owned equipment on even our pole was subject to a maximum of 50 feet and that was for safety and reliability from Central Hudson's non-discretionary

Entrance reviewed right off the main access road that goes to all the parcels, this is where the utility inter-connection is we originally had, I believe 6 poles in total, spaced 25 feet apart, then we went to 50 feet apart, we were able to get central Hudson to agree to that. We went back out to the site after planning board conditional approval, requesting further spacing from Central Hudson to which they said their utility poles and their utility owned equipment which is one of these poles all have to be spaced within 50 feet within this interconnection, but that we could space out the customer poles (our poles) out 100 feet. So, we spaced the last customer pole out 100 feet, and then we removed two poles and did a pad mounted solution for the last two poles at the end of the access road here and that is spaced 100 feet as well, just to maintain that 100 foot spacing. Increase access road 100 feet works out to be 4 hundredths of an acre for the overall site plan.

4 poles in total in the interconnection. The pad mounted solution will be six foot high, and you wouldn't be able to see that. Eliminates two poles and the equipment that would be on those two poles. This has been approved by Central Hudson.

Motion to accept the revised interconnection pole site plan in satisfaction of condition 11, dated July 19th, 2024.

Motion by Ann Marie Vadney, Seconded by Bob Court

All in favor – all in favor

Bates and Rodrigues – Ham Radio Operator Tower – Continued Discussion

Topographic maps provided to the board for review. Location of the shed and the power line and the properties. Height of Tower per Mr. Rodriguez is 140 feet, 135, 137 or something with the base 640. Board member states so the top of the tower will still be below field. Total height of the Tower roughly 780 feet.

Will go with a site plan

Marjorie to treat as a site plan all in one application. Site plan review fee is \$300.00, special use permit (non-commercial) fee is \$100.00 so a total of \$400.00. Public hearing to be held in September.

Chairman VanEtten read a list of proposals, couldn't understand them all

Make a motion to make a declaration for the Bates and Rodrigues site plan and special permit short environmental assessment.

Seconded and all in favor.

Public Hearing date scheduled for September 12, 2024 @ 7:00PM, Clerk to send a list of names of neighbors to Bates and Rodrigues.

New Business

Quaker Ridge Capital Corp. – Route 9W – Pre-Application Discussion with possible land purchaser

Represented by: Architect

Tax Maps presented to Board

Trying to do a gas station and a coffee shop next to it, something like that. Trying to figure out how to get the approval to put up a gas station. The contract is with (inaudible).

Zone is Industrial.

Check the zoning to be sure you don't have to get any special

Probably the toughest part of this parcel would be the (inaudible).

Nothing has been planned yet, once they get the approval so that they can purchase the land.

Certain amount of run off, you can't just spill it off to the other properties. Civil Engineer is on hold and has worked with this Town before.

Just need to do a site plan. May have a little strip with gas station. Possibly have a small Dunkin Donuts, and or a Fast Food. Like a shopping mall, / Plaza.

Chair – Move forward with plans. It's allowable and doable as long as you can make it work with the storm water etc.

We need drawings in order to do the site plan. We will have to have an Engineer work for the Town which will be at Quaker Ridge Cost.

Property hasn't been purchased yet, but in a week or so we will be closing on the property. Owner's main concern is the gas station.

Lady mentions make sure your plan fits on the property and everything that you want to do is good, before you close.

You have 5 acres, make sure you have proper discharge of water, septic to make sure it's going to work.

This process will take you a couple of months.

There is no public septic.

You have public water, just not public septic.