

Town of New Baltimore Planning Board
Minutes
March 14, 2024

The Planning Board met on March 14, 2024, with the following business conducted:

Public Hearing was held at 7 p.m. on the Mark James Minor Subdivision Application followed by the Public Hearing on the LSE Monoceros, LLC Site Plan Application (New Baltimore Solar Project) for a 4.8 MW-ac utility-scale solar collector system.

In the Regular Monthly Meeting that followed:

...The James Minor Subdivision was approved.

...Discussion continued on the New Baltimore Solar Project. Parts 2 and 3 of the Full Environmental Assessment Form were gone through. It was determined that the project will not result in any significant adverse impacts on the environment, an environmental impact statement need not be prepared; and as a result, a negative declaration was issued. To allow for amendment and additional conditions to be added to the draft resolution, Board action on the resolution was postponed until the April Board Meeting.

...Daniel Hershberg from Hershberg & Hershberg was present to give a brief update on the warehouse/light industrial buildings project proposed by US Route 9W, LLC for the property located on Route 9W just south of Kreitmeier Road and to request that the Board move forward with the appointment of a Town designated engineer to review the plans. The Planning Board will be sending out the required RFP's to begin this process.

...Jason Singer from Nolan Engineering was present on behalf of Cheema Petro, LLC to give a brief update on the gas station/convenient store proposed for property located just north of New Baltimore Family Dentistry on Route 9W and to request that the Board move forward with the appointment of a Town designated engineer to review the plans. The Planning Board will send out the required RFP's as soon as updated application material is submitted reflecting that this project will be located on four acres rather than the two initially proposed.