

TOWN OF NEW BALTIMORE PLANNING BOARD
Minutes
September 12, 2024

The Planning Board met on September 12 with the following business transacted:

Public Hearing was held on the applications for a Special Use Permit and Site Plan submitted by Santos Rodriguez for the NKR Amateur Radio Antenna System he wishes to erect on property located at 911 Route 51 owned by the Margaret L. Bates Living Trust. There were no members of the Public in attendance offering comment on the project during the Public Hearing.

In the Regular Monthly Meeting that followed:

...The Rodriguez applications were approved with no conditions.

...Continued discussion with Teichos authorized representative, Attorney Jacqueline Murray, regarding future status of the Hannacroix Solar Project Site Plan approval in effect and their progress with DEC in the review and approval of required site for their Incidental take Permit.

...Following discussion with representative from J.B. Car Services, Inc., their Special Use Permit requiring annual review was extended until June 30, 2025.

...Alan Lord representing New York Land and Lakes presented survey map for the 10-lot Pine Haven major subdivision proposed for County Route 26. This subdivision abuts parcels in Town of Coxsackie also being subdivided at this time. Total new lots to be created in the two Towns through the three major subdivisions will be 51 lots. Planning Board Chair Van Etten will be in conversation with the Town of Coxsackie Planning Board Chair regarding procedure for moving forward as well as with our Town Attorney.

...Present was Cathy Donovan from Shady Harbor Marina for an initial discussion regarding the proposed expansion for their Marina property. The Planning Board was of the opinion that the mixed use it would bring to the property called for the establishment of a Planned Development District. Establishment of such a District is handled by the Town Board not the Planning Board. The Planning Board Chair will be speaking with Supervisor Ruso as well as our Town Attorney regarding Planning Board procedure now, if any, and for when the project is rightfully before the Planning Board for required approvals.