

Town of New Baltimore Planning Board

Monthly Meeting Minutes

3809 County Route 51 Hannacroix, NY 12087

March 13, 2025

7:40 PM

Present: Josh Boehlke, Ann Marie Vadney, Rob VanEtten, Robert Court, Frank Orlando, Charles Irving, Bill MacDonald

Absent:

Pledge of Allegiance

Auto Repair Shop on Deans Mill Road Dan Puckett is looking to open an Auto Repair Garage on Deans Mill Road in an existing previous Auto Repair Garage located on the property he lives on owned by his fiancé. The Board told Mr. Puckett his fiancé needs to fill out an application for a Site Plan and Special Use Permit. Once he fills out the applications, he can submit them, and the Board can continue from there. If his fiancé is unable to attend the meetings, he should get a notarized authorization form to be able to represent her.

Mike and Holly Meredith Lot Line Adjustment Mike and Holly Meredith are wishing to adjust the boundary line between them and their neighbor. Taking 0.177 acres from one side of the property and adding the same amount of acreage to the other side of the same property. The reason for the adjustment is to shift the property so they can eventually subdivide their existing lot into two parcels and continue to be in compliance with the 2-acre minimum per the Town Code. The board took time to review the maps. The Board then went through the application and EAF. A few adjustments were made to the original application by the applicant. Chairman VanEtten read aloud and filled out the EAF part 2. Maps and deeds for both parcels that reflect the change need to be submitted to the Planning Board so they can be sent to the town lawyer for review and approval.

A motion for a negative declaration on part 2 of the Environmental Assessment for the Michael and Holly Meredith Boundary Line Adjustment

Made by Ann Marie Vadney, Seconded by Frank Orlando

Aye: 7 Nay:0 Abstain: Absent:

Motion Carried

Negative Declaration for SEQR

Cheema Proposed Gas Station/Convenience Store In attendance was Kevin Pultorakk from Nolan Engineering. They are still completing the last of the engineers' comments and plan to have them completed by next month's meeting. Chairman VanEtten questioned if they have had the well's yield test completed yet. Mr. Pultorakk replied no, they are scheduled for it but it has not been completed yet. Chairman VanEtten asked if it will be completed by the Public Hearing. Mr. Pultorakk responding he will have to check. The board then questioned if there was ever a response from the DOT, which there was not. With no response from the DOT the clerk then reached out to the Greene County Highway Department to see if they had any comments on the project. Mr. Pultorakk spoke with the Greene County Highway Department in which they had no comment and expressed any response will have to come from the DOT because 9W is a state highway. Once Nolans traffic engineers are done with their part they will reach out to the DOT personally, and understand that the DOT will have to approve the new exit onto Route 9W. Parking was addressed, with 12 spaces in front of the store, 12 spaces at the fueling stations, 6 spaces for heavy vehicles at the rear of the site and 3 spaces at the diesel fueling site. Board member Court questioned how many of those spaces will be taken by employees and will they have some out of the way place to park so they are not in front of the store. Mr. Pultorakk responded he was not sure that may come later when there is actual staffing for the store. Board member Vadney asked, wouldn't that be something that would be addressed early on, so the employees aren't taking up customer spaces in the front of the store. The board expressed it would be in their best interest to designate or create a space specifically for employee parking. The towns engineer Skip Francis asked about the size of the existing septic system and there are no records available to the town. We need to know what exactly is in the ground and if it will be large enough to serve the capacity. Based on the towns' concerns, the septic system should be inspected. Mr. Pultorakk replied that they have received drawings of the existing septic system from the previous owner of the property. Chairman VanEtten explained that the engineer who should have done the inspection for the system is no longer with us and it's his understanding that the building department never received an inspection when it was installed. They have no record of what is or isn't in the ground from the towns perspective. Mr. Pultorakk read from the updated water usage and sewage generation report that was previously submitted. The engineer stated the existing system on the site was originally designed for fast food and maximum daily flow of 4800 gallons per day. They will not be using nearly that, and the system will be inspected as needed. Their plan is for the system to be modified for daily use of 1000 gallons per day. Chairman VanEtten explained that since it was never signed off on, we don't know if it was ever completed fully until an inspection is done. Board member

Court explained that in the comments received from the Department of Health they had concerns. They wanted more information on it, so they must provide the details and meet with the DOH. Chairman VanEtten added that the town would like to see the plans as well. Mr. Francis said in their next response letter Nolan should address specifically the comments received from the Greene County Planning Board and also address the DOH letter to confirm the setbacks to the well. Mr. Francis asked where the Board was in regard to the SEQR process. The board agreed to move forward with the SEQR. Board member Vadney questioned where they were at with the Northern Harrier. Mr. Pultorakk replied he had been in contact with the DEC and they are currently reviewing and will have it back by the end of the week. Chairman VanEtten then read aloud and filled out the long EAF part 2.

Motion to Declare the Cheema Gas Station/Convenience Store SEQR a negative declaration

Motioned by Ann Marie Vadney, Seconded by Bob Court

Aye: 7 Nay:0 Abstain: Absent:

Motion Carried

Negative Declaration for SEQR

Motion to Schedule a Public Hearing for the Cheema Gas Station/Convenience Store at the April 10, 2025, Planning Board Meeting

Made by Ann Marie Vadney, Seconded by Bob Court

Aye: 7 Nay:0 Abstain: Absent:

Motion Carried

Randy Lent Lot Line Adjustment Resolution

Lent/West Lot Line Adjustment Resolution

WHEREAS, Randy Lent and Shelly West wishing to move approximately 0.03 acres from parcel bearing Tax Map #17.01-1-9 to Parcel #17.01-1-8 located on Hadley Drive in the Town of New Baltimore submitted an Altered Lot Line Application at the January 9, 2025, Planning Board Meeting; and

WHEREAS, draft deeds were submitted and approved by the Towns Attorney; and

WHEREAS, required maps and deeds reflecting the acreage change were submitted at the March 13, 2025, Planning Board Meeting; therefore be it

RESOLVED, the Planning Board does hereby approve the maps and deeds for filing in the Greene County Clerk's Office. Parties are required to execute the boundary line agreement and deeds and record the deeds and maps with the Greene County Clerk within 60 days of approval at no expense to the Town.

Motion to approve the Randy Lent Lot Line Adjustment

Made by Ann Marie Vadney, Seconded by Frank Orlando

Aye: 7 Nay:0 Abstain: Absent:

Motion Carried

Chairman VanEtten stamped and signed the maps for the Lent Lot Line Adjustment

Motion to Approve the February 13, 2025, Planning Board Minutes

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 7 Nay:0 Abstain: Absent:

Motion Carried

The Board then had an open discussion on the new Solar Law and the New Baltimore Solar project.

Motion to Adjourn March 13, 2025, Planning Board Meeting

Made by Ann Marie Vadney, Seconded by Frank Orlando

Aye: 7 Nay:0 Abstain: Absent:

Motion Carried

Meeting Adjourned 8:47 p.m.