

## **Town of New Baltimore Planning Board**

### **Monthly Meeting Minutes**

3809 County Route 51 Hannacroix, NY 12087

**February 13, 2025**

**7 PM**

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

**Absent:** Frank Orlando

#### **Pledge of Allegiance**

**Auto Repair on Deans Mill Road:** There was a cancellation of someone who could not attend the meeting. Dan Puckett has purchased a property on Deans Mills Road with an Auto Repair garage on the property. He wishes to open the shop again. Chairman VanEtten asked if it was allowed in the RA district. Bob Court replied that yes, it is allowed with a Special Use Permit and Site Plan Application. Mr. Puckett will be seen at next month's meeting.

**Cheema Project:** Rich from Nolan engineering was present and also owner Mr. Cheema. He started by reviewing their responses to the memorandum from the town's designated engineer. Any responses that were previously addressed appropriately had been taken off of the document. They agree that the SEQR is sufficient and waiting for the Planning Board to claim Lead Agency. Mr. Cheema stated that the line between the two properties for the project is in the process of being dissolved into one lot. The deed has not been filed yet but is in the process. Mr. Nolan addressed the well on the adjacent property, which is the well they intend to use. They did a water usage report, but they are still waiting for the yield test and flow test on the well. There is no fire suppression system needed because it is less than 12,000 square feet. Mr. Nolan discussed the septic system on the property. It has a "speedys" permit that they are working on getting that which allows it to discharge up to 5000 gallons per day. They only need 900 gallons per day, so it is going to be more than sufficient, stating it is over designed. Board member Bob Court brought up that the DOH expressed concern about discharge of waste in their response, and stated the discharge cannot leach out above the well. Mr. Nolan explained that this septic system actual discharges "clean" water, that is not like a normal septic system. Chairman VanEtten questioned if there is a 100-foot minimum between the discharge and the location of the well. Mr. Cheema replied yes, it is required. The board discussed if they had ever heard any comments back from the DOT concerning the new entrance that will be on Route 9W. The

clerk responded they had not the only responses received were from the Department of Health and the Greene County Planning Board. Chairman VanEtten said before they finalize anything he would like to see something in writing stating that the Highway Department is good with it. He then suggested the Clerk reach out to the Greene County Highway Department and see if they have any comments on the project. Mr. Nolan addressed that there was a mistake made with the setbacks and the canopy was too close to the road, so they moved that back and it should be in compliance now. They have a monument sign in the plan now, that will be addressed through the building department which has its own regulations on signage. They provided a loading zone and increased the size of the parking spaces to 20ft long by 10ft wide. They discussed the updated SWPP and that it should be sent to the town's designated engineer. They added a note for an interior grease trap which they include in the design of the building. They provided elevation views for the fuel canopies. Traffic is not being done by Nolan Engineering so that is still forthcoming. They provided a photo metric plan for the lighting; the light poles are 20 feet in height. SWPP was completed and will ensure it was provided to Creighton Manning. The building is 3,600 square feet and there is one spot required for every 300 sq ft, they have 12 spots plus 12 at the pumps. Most places allow pump spots to be considered parking spaces, so they have double what is required. Chairman VanEtten asked how they will deal with the DOH's concerns, will they be in direct contact with them. Mr. Nolan said yes, they can, they have had other facilities approved and the health department will not allow them to open until they have come in and issued their certificates. Mr. Cheema explained that they usually wait until the facility is built and then come in for their approval. Then the board reviewed the comments from the Greene County Planning Board. Regrading and drainage will be covered in the storm water plan. They spoke about the excavation depth discrepancy which says there will be 12ft of excavation but presence of bedrock at 6 ½ feet and was not sure where the number came from. Power was addressed, there is 3-phase power down 9W and should not be a problem. The mitigation of the Northern Harrier was addressed. Board member Court gave some background information of issues the town has come across with the Northern Harrier and the DEC and just informed Mr. Nolan he may want to look into that. The board would like to hear from the Highway Department and have things nailed down more and give it 30 days and schedule a public hearing at the next meeting. If everything is ready for the Public Hearing the board can then make a resolution after.

**Pine Haven Major Subdivision:** Alan Lord presented maps to the board members and asked if anyone had questions or concerns. He explained that there is already one parcel with its own tax map parcel that will remain the same. Mr. Lord had an engineer put together some more detailed information on the layout of the individual lots. Even though they are not building on the lots only subdividing them. More maps were provided to the

board members for their review. Wet land topography, and overall maps with the lots and proposed houses, septic and wells. The maps show they can be compliant with the 100-foot buffer zone regarding the wetlands. Chairman VanEtten then suggested the board go over the EAF and the application. The Clerk then made copies of the updated application reflecting New York Land and Lakes as the owner of the property. The board then reviewed the EAF part 1. Chairman VanEtten then read aloud and filled out the EAF part 2. Then advised they will send out the Lead Agency letters. Board member Court suggested they do not hold off on the Public Hearing for this project because it is going to be a big one and the board does not want to have two major Public Hearings on the same night. The board then agreed to schedule the public hearing for next month. The board then reviewed the major subdivision application.

Motion to Accept the application for the Major Subdivision for New York Land and Lakes Development, LLC, Project site County Route 51 and County Route 26...

Motioned by Ann Marie Vadney, Seconded by Charles Irving

**Aye:** 6      **Nay:**0      **Abstain:**      **Absent:** Frank Orlando

Application Accepted

No motion made on the EAF, Lead Agency Letters will be sent out and a Public Hearing scheduled for next month.

The clerk will provide Mr. Lord with the list of contiguous neighbors.

The board then reviewed the Memorandum received from Marybeth at Delaware Engineering.

**Ken Rebusmen Lot Line Adjustment:** Mr. Rebusmen submitted an application for a lot line adjustment between two properties owned by a trust including himself. He presented the board with maps of his proposed lot line adjustment. Open discussion on the amount of acreage being transferred. Corrections were made on the application on the amount of acreage for each parcel. Chairman VanEtten advised Mr. Rebusmen needs to have both deed descriptions amended and maps that reflect the change and they need to be sent to the town's attorney. Once approved by the attorney the Planning Board can make a resolution and sign and stamp the maps to be filled with the county. The board then reviewed the EAF.

Motion to give the Lot Line Adjustment for Kenneth Rebusmen a negative declaration for the purpose of SEQRA...

Motioned by Ann Marie Vadney, Seconded by Bob Court

**Aye:** 6      **Nay:**0      **Abstain:**      **Absent:** Frank Orlando

Motion carried

Some corrections were made on the EAF and initialed by Mr. Rebusmen.

Motion to waive the Public Hearing for the Rebusmen Lot Line Adjustment...

Made by Ann Marie Vadney, Seconded by Bob Court

**Aye:** 6      **Nay:**0      **Abstain:**      **Absent:** Frank Orlando

Motion Carried

Motion to Approve December 12, 2024, monthly meeting minutes

Motion made by Rob VanEtten, Seconded by Bill MacDonald

**Aye:** 6      **Nay:**0      **Abstain:**      **Absent:** Frank Orlando

Motion carried

Motion to Approve January 9, 2025, monthly meeting minutes

Made by Rob VanEtten, Seconded by Ann Marie Vadney

Motion carried

Motion to adjourn February 13, 2025, Planning Board meeting

Made by Ann Marie Vadney, Seconded by Bob Court

**Aye:** 6      **Nay:**0      **Abstain:**      **Absent:** Frank Orlando

**Meeting Adjourned** at 8:53 pm