

Town of New Baltimore Planning Board

Public Hearing Minutes

3809 County Route 51 Hannacroix, NY 12087

April 10, 2025

7:00 PM

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

Public Hearing for Cheema Proposed Gas Station/Convenience Store

Rich Nolan from Nolan Engineering was present representing the project, also in attendance was Mr. Cheema the owner of the property. Rich Nolan gave a brief presentation and presented the Site Plan maps. Chairman VanEtten then opened the meeting for public comments.

Kirk Buchholz lives directly across from the proposed site. Mr. Bucholtz expressed his concerns with the idling of diesel trucks. He asked if this would be a stop for truck drivers to rest and sit during the night leaving their engines to idle.

Response Rich Nolan stated there are only 6 spots for large trucks, then he directed the question to Mr. Cheema. Mr. Cheema responded that trucks will not be staying overnight. They may idle while they go inside to get something to eat but they will not be staying overnight. Mr. Cheema added that the large trucks have the hotel next door where they usually stay overnight and where they have parking that can accommodate them. Chairman VanEtten added that most newer trucks have an auto shut down and some places have signage that says no idling or signage that gives a time limit. Mr. Nolan agreed that they could possibly add signage for limited idling and no overnight parking.

Mr. Buchholz also expressed a concern about the lighting on site.

Response Rich Nolan responded that lighting is well known to be an issue and there are regulations that no lighting can go off site. So, all lighting will be contained on site, and it is addressed as such in their site plan.

Mr. Buchholz questioned if there will be a third lane added to that stretch of the highway for turning.

Response Wendy Holsberger from Lansing Engineering explained that there is no proposed turning lane for that site and that no widening of the highway is proposed.

Mr. Buchholz asked where his mailbox is going to go since it is located directly next to the newly proposed exit onto 9W and stated that his mailbox is right in the middle of the project.

Response Wendy Holsberger stated there is no reason to move a mailbox off of the roadway. If it is within the driveway then it will be located as a part of the project and if there is no need for it to be relocated it will not move. Mr. Nolan replied if there needs to be a change in the location of the mailbox, they will take care of that for him.

Board member Orlando had Mr. Buchholz point out his house on the map, so the Board had a clear picture of where his house is located.

Rich Nolan explained that since the last meeting they have had to make some minor changes to the parking spaces in the back to accommodate the tractor trailer turn radius. Wendy Holsberger stated that when they reviewed the plans it was tight so they recommended extending that space so there is more room between the parking and diesel fueling pumps for more maneuverability for larger vehicles and mentioned they also widened the driveway as well.

Chairman VanEtten questioned if that had any impact on their storm water area. The response to which was no I don't believe so. Brett Steenburgh from Steenburgh Engineering addressed the storm water and stated that it will be diverted to a bioretention basin and then further explained how that will work.

Mr. Buchholz expressed his concern about possible accidents being caused by large trucks pulling out onto the highway.

Response Wendy Holsberger replied that the second road is an exit only and has been widened to accommodate large trucks turn radius and it meets the requirements.

Board Member Court stated that Mr. Buchholz may have a right to be concerned about lighting. Since the newly proposed exit is directly across from his driveway there may be potential of headlights shining directly into his home.

A question arose about the store operating hours and if the store would be open 24 hrs. Mr. Cheema responded it would not be open 24hrs that the expected hours are 5am – Midnight.

Motion to close the Public Hearing for the Cheema Gas Station/Convenience Store

Made by Ann Marie Vadney, Seconded by Frank Orlando

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

Public Hearing Closed at 7:29 p.m.

DRAFT