

Town of New Baltimore Planning Board

Public Hearing Minutes

3809 County Route 51 Hannacroix, NY 12087

September 11, 2025

7:00 PM

Present: Josh Boehlke, Ann Marie Vadney, Bob Court, Frank Orlando, Charles Irving,

Absent: Rob VanEtten, William MacDonald

Public Hearing for Kasselmann Solar/Lynn Brockett Ground Mount Solar Special Use Permit and Site Plan Application

Board member Ann Marie Vadney opened the Public Hearing at 7 pm. Alex Martin was present representing Kasselmann Solar and property owner Lynn Brockett. Alex Martin presented updated site plan maps to the board which included detailed layouts of surrounding structures. The Clerk confirmed receipt of certified mailing green cards sent to adjacent property owners with the exception of 1. Lynn Brockett noted that the recipient of the unreturned certified notice was deceased. The board proceeded to review the updated site plan materials. Board member Frank Orlando referenced the town code which states that ground mounted solar arrays must be set back no less than 75 feet from the front property line and require a special use permit. Mr. Martin confirmed that the proposed array would be located approximately 85 feet from the front property line, exceeding the minimum setback requirement by 10 feet. Board member Orlando pointed out a discrepancy in the site plan data key which incorrectly listed a 60-foot setback. Upon further examination it was determined that while the key was incorrect the actual site plan drawings reflected the accurate 85-foot setback.

There were no public comments in opposition to this Special Use permit and Site Plan application.

Board member Orlando inquired about the project timeline. Mr. Martin stated that they had anticipated completion by the end of the year and may already have a tentative installation date. He went on to describe the installation process for ground mount solar arrays

including the placement of the converter and meter, and how the system would be integrated with the property. Ronald Klein, who was present for another agenda item asked for clarification on the scope of the project. This led to an open discussion about different types of solar installations including ground mount for personal use, community solar and rooftop solar systems. The conversation also touched on the various financial and tax incentives currently available for solar installations, noting that some may be phased out in the near future.

Motion to close the Public Hearing for the Kasselman Solar/Lynn Brockett Ground Mount Solar Special Use Permit

Made by Bob Court, Seconded by Frank Orlando

Ayes: 5 Nays: 0 Abstain: Absent:

Motion Carried

Public Hearing Closed at 7:15 p.m.