

Town of New Baltimore Planning Board

Public Hearing Minutes

3809 County Route 51 Hannacroix, NY 12087

December 11, 2025

7:00 PM

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

Absent: William MacDonald

Public Hearing for the Francis Ahrens Minor Subdivision

The Clerk confirmed receipt of the certified mail return receipts, noting that one green card had not been returned. The applicant provided proof that all required certified mailings had been sent. No members of the public were present to offer comments.

The Board engaged in discussion regarding General Municipal Law § 239-m referral requirements and reviewed circumstances that would trigger the need for referral to the County Planning Board.

Motion to close the Francis Ahrens Minor Subdivision Public Hearing

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

Public Hearing Closed at 7:13 p.m.

Public Hearing for the Llyod Simpson Minor Subdivision

Chairman VanEtten opened the Public Hearing and the Clerk confirmed that certified mailing receipts had been received for all required neighboring properties. He then asked if any Board members had questions. Board Member Court inquired whether an Agricultural Data Statement was required, as the proposed Minor Subdivision borders an active farm operation, and whether such statement had been completed. The Clerk indicated she was not aware that one had been submitted and asked the applicant general questions regarding the farm property located across the road. The Clerk subsequently provided the

applicant with the required Agricultural Data Statement. The Board reviewed the draft subdivision maps.

Neighbors *Denis Jordan* and *Lance Palmateer* came forward to review the maps with the Board.

Lance Palmateer stated that his property is located to the rear of the proposed subdivision and that he purchased the parcel from Mr. Simpson several years prior. He explained that his existing driveway is a right-of-way through the proposed subdivision and that, upon approval of the subdivision, he intends to purchase the newly created lot containing the right-of-way. He further stated that the revised boundary line shown on the survey follows the northern edge of the driveway.

Discussion continued regarding boundary lines and the need for appropriate deed easements. Board Member Orlando asked what revisions were required to update the maps. The Clerk responded that there was a discrepancy in the total acreage calculation that must be corrected and clarified that this was the only required revision. The Board acknowledged that action on a resolution would be deferred pending receipt of the corrected maps.

Motion to close the Llyod Simpson Minor Subdivision Public Hearing

Made by Ann Marie Vadney, Seconded by William MacDonald

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

Public Hearing Closed at 7:25 p.m.

Public Hearing for the Ken Gonyea/Absolute Fire Protection, LLC Special Use Permit Application

Chairman VanEtten asked the Clerk whether all required certified mail return receipts had been received. The Clerk reported that three of the seven green cards had been returned and confirmed that proof of mailing had been provided for all required notifications. The Board requested clarification as to which property owners had not responded. Board Member Orlando inquired whether a specific number of return receipts was required. The Clerk stated she was unsure, and Chairman VanEtten noted that proof that all required notices were sent satisfies the requirement.

Jordan Newton came forward and introduced himself as the authorized representative for Absolute Fire Protection, LLC.

The Clerk confirmed receipt of his notarized authorization form. Chairman VanEtten asked if the Board had any questions regarding the application. Board Member Vadney stated that the application and related questions had been addressed at the previous meeting and advised Mr. Newton that, upon issuance of the Special Use Permit, plans must be submitted to the Building Department. The Clerk stated that a building permit application has already been submitted and is currently under review. It was noted that Nolan Engineering prepared the project plans. Chairman VanEtten asked if anyone present wished to offer comment; none were raised. Board Member Orlando inquired about the nature of the proposed business. Mr. Newton stated that the company primarily installs wet-based fire sprinkler systems, primarily in commercial buildings, with limited residential work. Board Member Irving asked how many employees would occupy the building. Mr. Newton responded that there are currently twelve office employees and that relocation to a larger space may result in a slight increase in staff, but likely not exceeding fifteen employees. Board Member Orlando asked about the geographic service area, and Mr. Newton stated that the business operates from northern Westchester to Buffalo, including portions of western New York. Discussion followed regarding tax and licensing considerations. Board Member Vadney asked where the current office is located, and Mr. Newton stated that the business is presently located on Route 9W in Selkirk. No members of the public were present to offer comments.

Motion to close the Ken Gonyea/Absolute Fire, LLC Public Hearing

Made by Ann Marie Vadney, Seconded by William MacDonald

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

Public Hearing Closed at 7:32 p.m.