

Town of New Baltimore Planning Board

Monthly Meeting Minutes

3809 County Route 51 Hannacroix, NY 12087

March 12, 2026

7:40 PM

Present: Rob VanEtten, Josh Boehlke, Ann Marie Vadney, Bob Court, Chuck Irving, William MacDonald

Absent: Frank Orlando

Pledge of Allegiance

Jeffrey Colburn Minor Subdivision

Chairman VanEtten asked if anyone had any further questions; none were raised. The resolution was then read aloud.

Colburn Minor Subdivision Resolution

WHEREAS, Jeffrey Colburn is wishing to complete a two-lot minor subdivision of property located on Kings Road in the Town of New Baltimore, Tax Map ID #17.00-5-1.21, had his authorized agent submit a Minor Subdivision Application at the January 8, 2026, Planning Board Meeting; and

WHEREAS, the application and the Short Environmental Assessment Form were reviewed at the January 8, 2026, meeting and a negative declaration was issued for the purpose of SEQRA; and

WHEREAS, a required Public Hearing, having been duly noticed in the Albany Times Union, was held on the application on March 12, 2026, with members of the public offering no comment; therefore be it

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

Motion to Approve the Jeffrey Colburn Minor Subdivision Resolution

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 6

Nay:

Abstain:

Absent: 1

Motion Carried

Chairman VanEtten then stamped and signed the maps for filing with the Greene County Clerk's office.

Peter Geoghegan Minor Subdivision

Chairman VanEtten noted that, while some neighboring property owners expressed concerns, Mr. Geoghegan has complied with all applicable subdivision laws. He asked if the Board had any further questions. Board member Court observed that during the public hearing, no one disputed the property lines and noted that the applicant is constructing a new access road rather than using the existing right-of-way, which will avoid additional traffic on the neighboring properties. He also commented that water concerns are common in the area and fall outside the Board's authority, emphasizing that buyers of vacant property must assume responsibility for such issues. Board member Vadney added that well depths in the area vary significantly, which may be due to drilling location. Chairman VanEtten confirmed that the Board cannot regulate water access and expressed hope that Mr. Geoghegan and his neighbors will be able to resolve any differences amicably in the future. The resolution was then read aloud.

Geoghegan Minor Subdivision Resolution

WHEREAS, Peter Geoghegan is wishing to complete a three-lot minor subdivision of property located on Featherbed Lane in the Town of New Baltimore, Tax Map ID #4.00-3-17 and #14.00-3-1; and

WHEREAS, the applicant submitted a Minor Subdivision Application at the January 8, 2026, Planning Board Meeting; and

WHEREAS, the application and Short Environmental Assessment Form were reviewed at the February 12, 2026, meeting and a negative declaration was issued for the purpose of SEQR; and

WHEREAS, a required Public Hearing, having been duly noticed in the Albany Times Union, was held on the application on March 12, 2026, with members of the public offering comment; therefore be it

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

Motion to Approve the Peter Geoghehan Minor Subdivision Resolution

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 6 Nay: Abstain: Absent: 1

Motion Carried

Chairman VanEtten then stamped and signed the maps for filing with the Greene County.

Ken Gonyea - Absolute Fire Protection, LLC Special Use Permit

The Clerk reported that comments had been received from the County Planning Board, and the Board was clear to vote on the resolution. Board member Court inquired about a reference in the resolution stating that the subject property was formerly residential. The Clerk clarified that the previous owners were a non-profit organization. While the property functioned as a business, it was listed with the Assessor's Office as a residence because it was used to house the teens involved in the program. The resolution was then read aloud.

RESOLUTION GRANTING SPECIAL USE PERMIT

WHEREAS, Ken Gonyea is wishing to conduct Professional Offices at a former residence located at 14318 Route 9W, bearing Tax Map ID #7.01-2-10, submitted a Special Use Permit application at the January 8, 2026, Planning Board meeting; and

WHEREAS, the use of Professional Offices is permitted in the Industrial Zoning District in the Town of New Baltimore through the issuance of a Special Use Permit pursuant to Town Code Section 112-9 Use Regulations; and

WHEREAS, the application and Short Environmental Assessment Form were reviewed at the January 8, 2026, Planning Board Meeting and a negative declaration was issued for the purposes of SEQRA; and

WHEREAS, a required GML 239-m Referral was completed and submitted to the Greene County Planning Board with the decision of Local Decision no County Impact; and

WHEREAS, a Public Hearing, having been duly noticed in the Albany Times Union, was held on February 12, 2026, with members of the public offering no comment; therefore be it

RESOLVED, that the Special Use Permit for Ken Gonyea, Absolute Fire Protection, LLC, be approved with no conditions.

Motion to Approve the Ken Gonyea, Absolute Fire Protection, LLC Resolution

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 6 Nay: Abstain: Absent: 1

Motion Carried

Motion to Approve the February 12, 2026, Planning Board Public Hearing Meeting Minutes

Motioned by William MacDonald, Seconded by Ann Marie Vadney

Aye: 6 Nay: Abstain: Absent: 1

Motion Carried

Motion to Approve the February 12, 2026, Planning Board Regular Monthly Meeting Minutes

Motioned by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 6 Nay: Abstain: Absent: 1

Motion Carried

The Clerk presented a tax map for a property seeking a minor subdivision. A question was raised regarding whether a survey would be required for the entire property or only the proposed 2-acre subdivision. Board member Court noted that, according to Town Code, a partial survey is sufficient when more than four acres remain after the subdivision. The Board also discussed the road frontage and location of the proposed subdivision.

Motion to Adjourn the March 12, 2026, Planning Board meeting

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 6

Nay:

Abstain:

Absent: 1

Motion Carried

Meeting Adjourned 8:12PM

DRAFT