

## Town of New Baltimore Planning Board

### Monthly Meeting Minutes

3809 County Route 51 Hannacroix, NY 12087

**December 11, 2025**

**7 PM**

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

**Absent:** Bill MacDonald

#### **Pledge of Allegiance**

**Messina Minor Subdivision** Chairman VanEtten Read the Resolution Approving the Messina Minor Subdivision

#### **Messina Minor Subdivision Resolution**

**WHEREAS**, Jade and Joseph Messina Jr., wishing to complete a two-lot minor subdivision of property owned on River Road parcel #41.00-1-3.21, submitted a Minor Subdivision Application at the November 13, 2025, Planning Board Meeting; and

**WHEREAS**, the Short Environmental Assessment Form was reviewed at the November 13, 2025, meeting with negative declaration given 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 December 11, 2025, with members of the public offering no comment; therefore be it

**RESOLVED**, that the Messina Minor Subdivision, be approved with the condition that the deed description of the remaining lot must reflect the previous subdivision approved in 2022 as well as the current subdivision; and be it further

**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 Messina Minor Subdivision**

Made by Ann Marie Vadney, Seconded by Josh Boehlke

**Aye:** 6

**Nay:**

**Abstain:**

**Absent:** 1

### **Motion Carried**

Chairman VanEtten asked Jade Messina if the timeline of 60 days was adequate enough to have the deeds prepared. She replied yes, as soon as she can get in to see her lawyer the maps and deeds will be subsequently filed with the Greene County Clerks office.

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

**Francis Ahrens Minor** Fran Ahrens appeared before the Planning Board with an application and updated maps for a Minor Subdivision, which were distributed to the Board members for review. Chairman VanEtten inquired whether the topography of the property would prevent the construction of an additional driveway through the front parcel of the proposed two-lot subdivision. Board Member Vadney noted that she had understood changes were being considered to eliminate the need for access to the third parcel via the existing driveway, as such access would require a variance and review by the Zoning Board of Appeals (ZBA). Mr. Ahrens responded that he was under the impression he would be required to seek permission to utilize the existing driveway for access to the new lot. Board Member Court explained that if the map were revised to include a 12-foot easement through Lot 1 to Lot 2, a variance would not be required, as the easement would meet the requirements of the Town Code. Chairman VanEtten concurred, stating that Mr. Ahrens could either establish an easement or right-of-way through the front lot or proceed to the ZBA for variance consideration, noting that the decision was at Mr. Ahrens's discretion. Board Member Court then asked Mr. Ahrens whether he wished to be referred to the ZBA or return to the Planning Board with an updated map depicting a 12-foot easement through Lot 1 to avoid the need for a variance. Mr. Ahrens indicated that he would have his surveyor revise the maps to show a right-of-way through Lot 1 and would return to the Board with the updated maps.

**New Baltimore Solar/LSE Monoceros Site Plan Revision** A representative from GS Power Partners appeared before the Board to discuss proposed revisions to the approved site plan. He stated that Central Hudson had requested a change to place the electrical lines underground; however, he explained that this option would have resulted in a 40–45-week lead time and was not feasible due to project financing constraints. Board Member Orlando questioned the rationale for Central Hudson's request to move the utilities

underground, to which the representative responded that he was unsure of the reason but explained that the placement of the utility pole had been relocated from the south side of the access road to the north side. He further noted that Central Hudson had requested several revisions and that the plan before the Board reflected the agreed-upon solution. The representative added that the Town Engineer had reviewed the revised plans and determined that the changes could be approved by the Planning Board, and that the building permit application was currently under review by the Building Department. Chairman VanEtten noted that all equipment was originally approved to be ground-mounted; a second representative confirmed that this condition remained unchanged and that the only modification involved the relocation of the pole. Board Member Vadney reiterated that the pole was being moved from one side of the driveway to the other. Board Member Court observed that the revised plans appeared to show a guide wire located within the access road, prompting Chairman VanEtten to ask whether the pole could be offset sufficiently to accommodate the anchor. The representative replied that, if necessary, an anchor could be installed on the opposite side of the roadway and that final guide wire placement would be determined during pole installation. Chairman VanEtten expressed hope that a guide pole would not be required, noting that pole placement had been a concern of neighboring residents during the approval process. Following discussion, the Board agreed that the revised site plan addressed prior concerns and appeared to provide better alignment than the original submission. Chairman VanEtten then read the resolution aloud and stamped and signed the updated maps.

#### **RESOLUTION APPROVING LSE MONOCEROS SITE PLAN APPLICATION REVISION**

**WHEREAS**, LSE Monoceros, LLC (the “Applicant”), wishing to construct a 4.8 MW-ac utility-scale solar collector system to be known as New Baltimore Solar Project on Parcel bearing Tax Map Number 7.03-1-7, location at 14073 Route 9W, New Baltimore, New York, presented Site Plan Application at the February 9, 2023, Town of New Baltimore Planning Board Meeting; and

**WHEREAS**, 239 Referral was completed and submitted to Greene County Department of Economic Development, Tourism & Planning with response received “*No Action*” since the Greene County Planning Board is not able to meet this 30-day requirement. The local jurisdiction is free to take final action without advisory decision of the County Planning Board; and

**WHEREAS**, letters were directed to the NYS Department of Environmental Conservation, NYS Department of Transportation, U.S. Army Corps of Engineers; Greene County Soil & Water; Greene County Industrial Development Agency; and New Baltimore Fire District advising of the Planning Board’s intent to take Lead Agency; and

**WHEREAS**, a Public Hearing having been duly published in THE TIMES UNION, was held on said application at the New Baltimore Town Hall on March 14, 2024, with members of the public offering comment; and

**WHEREAS**, the Planning Board at its March 14, 2024, meeting completed the Lead Agency portion of the Long Form SEQR and determined that the Project would not have a negative impact on the environment; and

**WHEREAS**, the Planning Board subsequently approved the New Baltimore Solar Project Site Plan Application on April 11, 2024 with conditions, including the requirement that any change to the Site Plan shall require the prior approval of the Planning Board; and

**WHEREAS**, the Applicant returned to the Planning Board on December 11, 2025, presenting a revision to the previously approved Site Plan dated October 27, 2025; therefore be it

**RESOLVED**, that the Planning Board hereby approves the Applicant's revised Site Plan, as presented on December 11, 2025, with no additional conditions; and be it further

**RESOLVED**, that all terms and conditions of the Planning Board's prior Site Plan approval remain in effect.

### **Motion to Approve the Resolution for the LSE Monoceros Site Plan Revision**

Made by Ann Marie Vadney, Seconded by Josh Boehlke

**Aye: 6      Nay:      Abstain:      Absent: 1**

### **Motion Carried**

Board member Orlando asked about the building permit for the New Baltimore Solar Project. The clerk informed the Board that the building permit has been submitted and is under review and awaiting the Site Plan Revision approval before further review.

### **Motion to Approve the November 13, 2025, Planning Board Regular Monthly Meeting Minutes**

Motioned by Rob VanEtten, Seconded by Ann Marie Vadney

**Aye: 6      Nay:      Abstain:      Absent: 1**

### **Motion Carried**

Board member Irving brought concern to the Board about the construction on the Central Hudson Substation stating that the lighting is directed into traffic and is blinding to drivers heading southbound on the 9W corridor. He suggested that someone should reach out the Central Hudson about this concern. The Clerk stated that she did not know what department this would fall under but she would ask Code Enforcement about the issue and possible solutions.

**Motion to Adjourn the December 11, 2025, Planning Board meeting**

Made by Ann Marie Vadney, Seconded by Josh Boehlke

**Aye: 6      Nay:      Abstain:      Absent: 1**

**Motion Carried**

**Meeting Adjourned 7:49 pm**

DRAFT