

**Town of New Baltimore Zoning Board of Appeals
Monthly Meeting Minutes**

3809 County Route 51, Hannacroix, NY 12087

August 5, 2026

7:00 PM

Present: Brad Jourdin, Sam Anderson, Mark Peckham

Absent: Craig Albano, Jean Horn

Pledge of Allegiance

Regular Monthly Meeting

Chairman Jourdin opened the August 2026 meeting of the Zoning Board of Appeals and led the Pledge of Allegiance.

Package Pavement Company, Inc. Area Variance Application

Dick Schlansker from Plank, LLC was present representing Package Pavement Company, Inc. He explained that the applicant is seeking a Variance for the maximum height permitted by the Town Code. The proposed silo is 52 feet high, while the maximum building height permitted in the Town is 35 feet. The proposed silo will be an accessory structure to the existing packaging plant and will be located adjacent to the existing facilities and silos. Mr. Schlansker explained that the additional silo is needed to accommodate increased manufacturing and sales demands. Discussion was held regarding two previous silos that were granted variances in 2016 and also exceeded the maximum permitted height, at just over 87 feet tall.

Motion to Accept the Package Pavement Company, Inc. Variance Application

Made by Brad Jourdin, Seconded by Sam Anderson

Aye: 3 Nay: 0 Abstain: 0 Absent: 2

Motion carried

Chairman Jourdin then read aloud the Short Environmental Assessment Form. Mr. Schlansker made a correction to the form and initialed the correction.

Motion to Declare a Negative Declaration for the Purpose of SEQRA

Made by Brad Jourdin, Seconded by Sam Anderson

Aye: 3 Nay: 0 Abstain: 0 Absent: 2

Motion carried

The Board reviewed Part 2 of the Short EAF and discussed the applicable impact questions. The Board ultimately found no significant adverse impacts in the areas considered. Chairman Jourdin completed Part 2 and signed Part 3 of the EAF.

Motion to Accept the Short Environmental Form

Made by Brad Jourdin, Seconded by Mark Peckham

Aye: 3 Nay: 0 Abstain: 0 Absent: 2

A Public Hearing for the Variance Application was subsequently scheduled for the next meeting, September 2, 2026, at 7:00 PM. The Clerk explained the certified mailing process to the applicant. Mr. Schlansker asked the Board if there was any other information he needed to provide or bring to the Public Hearing. The Board advised him that members of the public may have questions and that he should have a Site Plan available for residents to review if requested. He was also advised to bring all return receipts from the certified mailings to the Public Hearing.

Motion to Approve the June 3, 2026, Monthly Meeting Minutes

Made by Sam Anderson, Seconded by Brad Jourdin

Aye: 3 Nay: 0 Abstain: 0 Absent: 2

Motion carried

Motion to Adjourn Meeting

Made by Sam Anderson, Seconded by Mark Peckham

Aye: 3 Nay: 0 Abstain: 0 Absent: 2

Meeting Adjourned at 7:20 PM.

DRAFT