

Town of New Baltimore Planning Board

Monthly Meeting Minutes

3809 County Route 51 Hannacroix, NY 12087

January 8, 2026

7 PM

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

Absent: Charles Irving, Bill MacDonald

Pledge of Allegiance

Camerati/Otis Lot Line Adjustment

The Board conducted a final review of the maps and draft deeds as approved by the Town Attorney. Chairman VanEtten inquired whether any Board members had questions regarding the materials; none were raised. The resolution for the Camerati/Otis Lot Line Adjustment was read aloud.

Camerati/Otis Lot Line Adjustment Resolution

WHEREAS, Jessica Camerati and Justin Otis (the “Parties”) wishing to adjust the boundary lines of their respective adjoining parcels, resulting in approximately 0.19 acres is to be conveyed from parcel bearing Tax Map #27.00-3-11 (Total acreage 2.15) to Parcel #27.00-3-10 (Total acreage 3.68) located on Old Kings Road in the Town of New Baltimore, and as such, the Parties submitted an Altered Lot Line Application at the November 13, 2025, Planning Board Meeting; and

WHEREAS, required maps and deeds reflecting the acreage change in accordance with Chapter 114 of the Town Code were submitted at the January 8, 2026, Planning Board Meeting; therefore be it

RESOLVED, the Planning Board does hereby approve the application for a lot line adjustment, conditioned upon the Parties’ execution of an agreement and deeds reflecting such adjustment; and upon the recording of the deeds and maps with the Greene County Clerk’s Office, at no cost or expense to the Town, within sixty (60) days of this approval.

Motion to Approve the Camerati/Otis Lot Line Adjustment Resolution

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 5

Nay:

Abstain:

Absent: 2

Motion Carried

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

Fran Ahrens Minor Subdivision Application

Fran Ahrens appeared before the Board regarding his Minor Subdivision application and presented revised maps showing a 20-foot easement through the front parcel. The Board reviewed the maps and noted that the easement is located along the property line. Chairman VanEtten inquired whether the Short Environmental Assessment Form had been reviewed; the Clerk advised that it had not. The Board then reviewed the application, and Chairman VanEtten read aloud and completed Part 2 of the Short Environmental Assessment Form.

Motion to Declare a Negative Declaration for the Purpose of SEQRA for the Francis Ahrens Minor Subdivision

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 5 Nay: Abstain: Absent: 2

Motion Carried

Motion to Accept the Francis Ahrens Minor Subdivision Application

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 5 Nay: Abstain: Absent: 2

Motion Carried

Chairman VanEtten set a public hearing for the Fran Ahrens Minor Subdivision for February 12, 2026, at 7:00 PM. The Clerk explained the public hearing notification process and provided Mr. Ahrens with a list of neighboring property owners who must be notified by certified mail.

Jeffrey Colburn Minor Subdivision Application

Nick Meredith appeared before the Board as the authorized agent for the Jeffrey Colburn Minor Subdivision application. The Clerk provided the Board with the subdivision map, and

the Board conducted its review. In response to a question from Board Member Orlando, the Clerk confirmed that a Lot Line Adjustment had been previously approved and explained its location. The Board reviewed the map and application, and minor corrections were made to the application and initialed by the authorized representative. Chairman VanEtten then read aloud and completed Part 2 of the Short Environmental Assessment Form.

Motion to Declare a Negative Declaration for the Purpose of SEQRA for the Jeffrey Colburn Minor Subdivision

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 5 Nay: Abstain: Absent: 2

Motion Carried

Motion to Accept the Jeffrey Colburn Minor Subdivision Application

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 5 Nay: Abstain: Absent: 2

Motion Carried

Nick Meredith requested that the public hearing for the Jeffrey Colburn Minor Subdivision be postponed until the March meeting due to scheduling conflicts. Chairman VanEtten set the public hearing for March 12, 2026, at 7:00 PM. The Clerk explained the public hearing notification process and provided Mr. Meredith with a list of neighboring property owners who must be notified by certified mail. The Clerk also accepted the application fee for the Colburn Minor Subdivision.

Lloyd Simpson Minor Subdivision Application

Simon Perschbacher appeared before the Board as the authorized representative for the Lloyd Simpson Minor Subdivision application. The subdivision maps were presented and reviewed by the Board. In response to questions, Mr. Perschbacher explained that an adjacent parcel to the rear had been previously conveyed to Mr. Palmateer, who intends to purchase the proposed front lot containing his existing driveway and easement. The Board discussed the requirement that the existing easement remain in the deed for the proposed lot should the parcels not be merged. Concerns were raised regarding the location of the driveway and easement in relation to the proposed lot lines. Mr. Perschbacher advised that

the surveyor utilized existing markers, placing the lot lines along the edge of the driveway. Following discussion, the Board determined that the driveway does not encroach into the adjacent proposed lot. Mr. Perschbacher also noted a discrepancy between the Greene County Tax Map acreage and the surveyed acreage. Upon review, it was determined that the total acreage shown on the map was incorrect and must be corrected prior to approval. Minor revisions to the application were made and initialed by the authorized representative. Chairman VanEtten then read aloud and completed Part 2 of the Short Environmental Assessment Form.

Motion to Declare a Negative Declaration for the Purpose of SEQRA for the Llyod Simpson Minor Subdivision

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 5 Nay: Abstain: Absent: 2

Motion Carried

Motion to Accept the Llyod Simpson Minor Subdivision Application

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 5 Nay: Abstain: Absent: 2

Motion Carried

Chairman VanEtten expressed that the Board would like to see the change in the acreage reflected on the map before approval and then set a Public Hearing for February 12, 2026, at 7:15pm. The Clerk followed by explaining the Public Hearing notification process and provided Mr. Perschbacher with a list of neighboring property owners who must be notified by certified mail.

Ken Gonyea Absolute Fire Protection, LLC Special Use Permit Application

Ken Gonyea appeared before the Board to present his application for a Special Use Permit for the property formerly occupied by Teen Challenge. Mr. Gonyea explained that Absolute Fire Protection, LLC, would use the space exclusively for office purposes, with all equipment and vehicles stored off-site. The Board discussed whether the proposed use constituted a Professional Office under Town Code, and it was confirmed that such use is permitted in the Industrial Zone with a Special Use Permit. It was also clarified that Site Plan review was not required, as the proposal involves no exterior changes and only

interior renovations. Mr. Gonyea inquired about next steps, and Chairman VanEtten explained that following review of the application and Short Environmental Assessment Form, a Public Hearing will be scheduled, and subsequent building permits may be obtained for interior work. The Board reviewed the application, minor corrections were made, including changing the designation from Site Plan to Special Use Permit. Chairman VanEtten then read aloud and completed Part 2 of the Short Environmental Assessment Form.

Motion to Declare a Negative Declaration for the Purpose of SEQRA for the Absolute Fire Protection, LLC Special Use Permit Application

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 5 Nay: Abstain: Absent: 2

Motion Carried

Motion to Accept the Absolute Fire Protection, LLC Special Use Permit Application

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 5 Nay: Abstain: Absent: 2

Motion Carried

Chairman VanEtten then scheduled a Public Hearing for February 12, 2026, at 7:30pm. The Clerk explained the Public Hearing notification process and stated she would send the list of contiguous neighbors as well as the neighbor notification letter the following Monday.

Peter Geoghegan (Gay-gen) Minor Subdivision Application

Mr. Geoghegan appeared before the Board regarding a proposed 3-lot Minor Subdivision with an associated lot line adjustment. The Clerk presented the existing and proposed subdivision maps and noted the proximity to the town line; she confirmed that a 239m County referral was not required, though the neighboring town had been notified. The Board reviewed the maps and discussed access and easement considerations. Mr. Geoghegan explained that the front lot would be reduced in size, with the rear lot divided into two similarly sized lots. Board members noted that, under Town Code, a driveway or right-of-way may only provide access to two properties. Alternatives were considered to avoid the need for a variance, including converting lot two to a flag lot owning the initial right-of-way or providing a separate driveway to lot one. It was also confirmed that the easement from lot two to lot three does not need to be 50-foot in width, as the Town

requires only 12 feet. The Board determined that Mr. Geoghegan should consult with his surveyor to revise the maps to reflect the preferred access alternative before returning to the Planning Board. The project was preliminarily classified as a 3-lot Minor Subdivision.

Motion to Approve the Messina Minor Subdivision Public Hearing Minutes

Motioned by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 5 Nay: Abstain: Absent: 2

Motion Carried

Motion to Approve the December 11, 2025, Planning Board Regular Monthly Meeting Minutes

Motioned by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 5 Nay: Abstain: Absent: 2

Motion Carried

Motion to Appoint Ann Marie Vadney as Vice Chair of the Planning Board

Made by Rob VanEtten, Seconded by Frank Orlando

Aye: 5 Nay: Abstain: Absent: 2

Motion Carried

Motion to Adjourn the January 8, 2026, Planning Board meeting

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 5 Nay: Abstain: Absent: 2

Motion Carried

Meeting Adjourned 8:36 PM