

**Town of New Baltimore Planning Board**

**Monthly Meeting Minutes**

3809 County Route 51 Hannacroix, NY 12087

**February 12, 2026**

**7 PM**

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

**Absent:**

**Pledge of Allegiance**

**Francis Ahrens Minor Subdivision**

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

**Ahrens Minor Subdivision Resolution**

**WHEREAS**, Francis Ahrens, is wishing to complete a two-lot minor subdivision of property located on Old State Road in the Town of New Baltimore, Tax Map ID #1.00-1-12, submitted a Minor Subdivision Application at the December 11, 2025, 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 SEQR; and

**WHEREAS**, a required Public Hearing, having been duly noticed in the Albany Times Union, was held on the application on February 12, 2026, with members of the public offering comment/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 Francis Ahrens Minor Subdivision Resolution**

Made by Ann Marie Vadney, Seconded by Josh Boehlke

**Aye:** 7

**Nay:**

**Abstain:**

**Absent:**

### **Motion Carried**

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

**Llyod Simpson Subdivision** The Clerk confirmed receipt of the required Agricultural Data Statement from the authorized agent, Simon Perschbacher. She advised that the document would be added to the application file and that the applicant would be kept informed of any developments. The Clerk requested that she be notified once the surveyor provides the revised maps reflecting the corrected acreage.

**Ken Gonyea/Absolute Fire Protection, LLC** Chairman VanEtten stated that, due to the property's proximity to State Route 9W, the application was required to be referred to the County Planning Board pursuant to General Municipal Law § 239-m. He advised that the Board would defer action on a resolution pending receipt of the County's comments and assured Mr. Newton that a resolution would be prepared for consideration at the next meeting. Board Member Orlando inquired whether the business anticipated being operational within the next 30 days. Mr. Newton responded that it would not. The Clerk added that the building permit application remains under review and that the delay of the issuance of the Special Use Permit is not currently impacting operations.

**Peter Goeghegan Minor Subdivision Application** Chairman VanEtten inquired whether updated maps for the Geoghegan Subdivision had been submitted. The Clerk provided the revised survey maps to the Board members. When asked if the application had been reviewed at the previous meeting, the Clerk confirmed that the maps had been reviewed and changes identified, but the application itself had not been formally reviewed. The Board noted that the updated maps show the second property as a flag lot and the first lot with a proposed driveway off Featherbed Lane. It was confirmed that the property borders a farm to the rear, owned by Volmar, LLC. Chairman VanEtten instructed Mr. Geoghegan to complete an Agricultural Data Statement, and the Clerk provided the required form. Mr. Geoghegan explained the amendments to the maps. The Board reviewed the maps in detail and discussed which property would need to include the easement or right-of-way in the updated deed. It was determined that the easement must be located on the deed for Lot 2 to provide access to Lot 3. Board Member Vadney asked whether the existing access road on the opposite side of the property still serves the second lot. It was noted that this would provide two separate access points, which appear to be sufficient. Discussion continued regarding the layout of the map. The Board then reviewed the application and

Short Environmental Assessment Form (EAF). Corrections were made to the application and Short EAF, which were initiated by the applicant. The Board then confirmed the change in the acreage to the maps and application.

**Motion to Declare a Negative Declaration for the Purpose of SEQRA for the Peter Geoghegan Minor Subdivision**

Made by Ann Marie Vadney, Seconded by Josh Boehlke

**Aye: 7      Nay:      Abstain:      Absent:**

**Motion Carried**

**Motion to Accept the Peter Geoghegan Minor Subdivision Application**

Made by Ann Marie Vadney, Seconded by Josh Boehlke

**Aye: 7      Nay:      Abstain:      Absent:**

**Motion Carried**

Chairman VanEtten then set a Public Hearing for the Peter Geoghegan Minor Subdivision Application for March 12, 2026, at 7pm. The Clerk explained the public hearing notification process and provided Mr. Geoghegan with a list of neighboring property owners who must be notified by certified mail.

**Lance Palmateer Special Use Permit Application** The Board commenced review of the Special Use Permit application submitted by Lance Palmateer. Chairman VanEtten inquired whether a survey map had been provided showing the proposed structure. Mr. Palmateer advised that the structure appears on a small version of the survey map submitted with the application. The Clerk noted that a survey from a previous subdivision may also be on file in the Assessor’s records. Mr. Palmateer submitted photographs of the existing garage intended for the proposed use and stated that the structure contains approximately 660 square feet. Board Member Court stated that, in addition to the structure’s square footage, the Board requires a site plan detailing the location of the building, property lines, required setbacks, and the proposed parking layout. Mr. Palmateer asked whether a new surveyed site plan would be required. Board Member Court responded that a new survey may not be necessary; however, the Board requires a clearly detailed site plan with accurate measurements. Mr. Palmateer indicated that he has a survey map showing the garage location. Board Member Court clarified that an enlarged, detailed depiction including measurements and setbacks is necessary. Mr. Palmateer asked if he could utilize the Greene County GIS system to prepare the site plan.

Chairman VanEtten responded in the affirmative, provided that all measurements and setbacks are clearly indicated for the record. Chairman VanEtten reiterated that the Board requires a site plan showing all required setbacks and the proposed parking configuration. The Board discussed preparation requirements with the applicant and referenced the Town Code provisions for Minor Site Plan Review. It was clarified that the application shall reflect both a Special Use Permit and Site Plan Review. Mr. Palmateer inquired whether additional information regarding the interior of the existing structure would be required, noting that the building is preexisting and the proposed business would operate on a part-time basis. He further explained that approval of the Special Use Permit is required prior to submitting sales tax documentation to the Department of Motor Vehicles. Chairman VanEtten asked the Board if they were prepared to proceed with application review, completion of SEQRA, and scheduling of a Public Hearing. Mr. Palmateer stated that he will prepare and submit the requested site plan to the Clerk prior to the next meeting. The Board briefly discussed potential County tax implications associated with the proposed use. The Board then continued review of 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 Lance Palmateer Special Use Permit Application**

Made by Ann Marie Vadney, Seconded by William MacDonald

**Aye: 7      Nay:      Abstain:      Absent:**

**Motion Carried**

**Motion to Accept the Lance Palmateer Special Use Permit Application, Contingent upon Submission of a Site Plan Showing Required Setback Distances**

Made by Ann Marie Vadney, Seconded by William MacDonald

**Aye: 7      Nay:      Abstain:      Absent:**

**Motion Carried**

The Clerk inquired whether Mr. Palmateer had the required application fee. Mr. Palmateer responded in the affirmative. The Clerk requested clarification from the Board as to whether the proposed Special Use Permit would be classified as Commercial or Non-Commercial. Following discussion, the Board determined that the use would be considered Non-Commercial, provided that work on commercial vehicles is not conducted. She then collected the required fee. The Clerk asked Mr. Palmateer if he had retained a copy of the Site Plan checklist and advised him to address all applicable items to the extent possible. Board Member Orlando inquired whether Mr. Palmateer intended to

conduct New York State vehicle inspections. Mr. Palmateer responded that he did not, noting the expense associated with becoming certified for inspections.

Chairman VanEtten then set a Public Hearing for the Lance Palmateer Special Use/Site Plan Application for March 12, 2026, at 7pm. The Clerk explained the public hearing notification process and provided Mr. Palmateer with a list of neighboring property owners who must be notified by certified mail.

Open discussion was held regarding commercial properties located on Roberts Hill Road. Members of the public expressed concerns related to noise and large truck traffic. The Clerk explained that the property in question is a residential structure located within a Commercial Zoning District. Board Member MacDonald inquired whether restrictions exist regarding the parking of commercial vehicles within a Rural Agricultural (RA) District. Board Member Orlando stated that any such restriction would likely pertain to visual screening requirements. The Clerk displayed the property location for clarification, noting that there had previously been conflicting information as to whether the parcel was located in a Commercial or Rural Agricultural District. It was confirmed that the property is located within a Commercial Zoning District. Board Member Vadney stated that the vehicles are located on private property. Chairman VanEtten advised that he had spoken with the landowner, who indicated an intention to relocate the commercial vehicles to another property located within the Town of Coxsackie.

The Board reviewed the final memorandum received from the Town Engineer regarding the Cheema Gas Station/Convenience Store project. The Clerk stated that she had reviewed the memorandum and compared it to the Resolution approved in June 2025, noting that all items addressed in the Engineer's memorandum were incorporated into the Board's approved resolution as conditions. Chairman VanEtten stated that the conditions outlined in the Resolution must be satisfied prior to issuance of a building permit. The Clerk confirmed that she had spoken with the applicant's engineer and advised that efforts should be underway to comply with the conditions of approval, including those required prior to issuance of a building permit. Chairman VanEtten noted that the Board has not yet received confirmation that the required Lot Line Adjustment between the two parcels has been completed. The Clerk confirmed that the Lot Line Adjustment has not yet been finalized but stated that she has provided the necessary documentation to the project engineer in order to initiate the process. The Clerk further advised that Site Plan approval is valid for one year and that, should a building permit not be issued within that timeframe, the applicant would be required to return to the Board to request a renewal of approval.

**Motion to Approve the January 8, 2026, Planning Board Regular Monthly Meeting Minutes**

Motioned by Ann Marie Vadney, Seconded by Frank Orlando

**Aye: 7      Nay:      Abstain:      Absent:**

**Motion Carried**

**Motion to Adjourn the February 12, 2026, Planning Board meeting**

Made by Ann Marie Vadney, Seconded by Frank Orlando

**Aye: 7      Nay:      Abstain:      Absent:**

**Motion Carried**

**Meeting Adjourned 8:47 PM**

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