

Town of New Baltimore Planning Board

Public Hearing Minutes

3809 County Route 51 Hannacroix, NY 12087

April 9, 2026

7:00 PM

Present: Josh Boehlke, Ann Marie Vadney, Rob VanEtten, Robert Court, Frank Orlando, Charles Irving, William MacDonald

Absent: None

Continuance of the Public Hearing for the Lance Palmateer Special Use Permit Application

Chairman VanEtten opened the continued public hearing for the Lance Palmateer Special Use Permit application. He explained that the hearing had been left open from the previous meeting due to time requirements for certified mailings. The Clerk reported that all required notices had been sent to neighboring property owners. Three out of four return receipts (“green cards”) had been received.

Chairman VanEtten noted that no public comments were received at the previous meeting and that no additional comments had been submitted since that time. He then invited any comments or questions from the public regarding the Special Use Permit application. He confirmed the project location and allowed time for any members of the public to come forward. He then asked if any Board members had questions or comments on the application, none were raised.

Ellie Alfeld requested to review the site map, noting she had not been present for the original presentation. The Clerk provided the map for her review and explained the layout of the property, including the location of adjacent parcels and neighboring property owners. The Clerk further explained that a portion of adjacent property is part of a proposed subdivision, and that Mr. Palmateer intends to purchase the section that adjoins his existing property. General discussion followed regarding the surrounding properties and proximity to nearby residences.

Motion to close the Lance Palmateer Special Use Permit Public Hearing

Made by Rob VanEtten, Seconded by Ann Marie Vadney and Bill MacDonald

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

Public Hearing Closed at 7:03 p.m.

DRAFT