

Town of New Baltimore Planning Board

Regular Monthly Meeting Minutes

3809 County Route 51 Hannacroix, NY 12087

April 9, 2026

7:04 PM

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

Absent: None

Pledge of Allegiance

Lance Palmateer Special Use Permit Application

RESOLUTION GRANTING SPECIAL USE PERMIT

WHEREAS, Lance Palmateer is wishing to conduct an Automobile Repair Use at his residence located at 570 Lime Kiln Road, bearing Tax Map ID #40.00-3-2, submitted a Special Use Permit application at the February 12, 2026, Planning Board meeting; and

WHEREAS, the Use of Automobile Repair is permitted in the Rural Agricultural Zoning District in the Town of New Baltimore through the issuance of a Special Use Permit and Site Plan review pursuant to Town Code Section 112-9 Use Regulations; and

WHEREAS, the application and Short Environmental Assessment Form were reviewed at the February 12, 2026, Planning Board Meeting and a negative declaration was issued for the purposes of SEQRA; and

WHEREAS, a Public Hearing, having been duly noticed in the Albany Times Union, was held on March 12, 2026, and continued on April 9, 2026, with members of the public offering comment; therefore be it

RESOLVED, that the Special Use Permit for Lance Palmateer at 570 Lime Kiln Road be approved with no conditions.

Motion to approve the Lance Palmateer Special Use Permit

Made by Ann Marie Vadney, Seconded by Bill MacDonald

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

Board member Vadney raised a question regarding whether Mr. Palmateer would need a letter from the Board or if the resolution granting the Special Use Permit was enough for the County's records.

Mr. Palmateer read the County requirements to the Board. It was determined that a copy of the resolution should be sufficient, Mr. Palmateer was instructed to contact the clerk if he needed further documentation for the County.

Gleda Baldini and Ronald Klein Lot Line Adjustment Application

Chairman VanEtten asked if the Board would like to take a look at the maps again. Board members concurred and the maps were reviewed. The clerk reminded the Board that the lot line adjustment was for .1 acres in order to completely encompass a pond to one parcel. The Board stated that a deed restriction had been put on the transferred .1 acre of property restricting it to be forever wild. Chairman VanEtten the read the resolution aloud.

Klein/Baldini Lot Line Adjustment Resolution

WHEREAS, Ronald Klein and Gleda Baldini are wishing to move 0.1 acres from parcel #14.00-3-36 located on Hillcrest Road (Total acreage of 34.07) to parcel #26.00-4-39 located on Old Stonewall Road (Total acreage of 5.5) in the Town of New Baltimore submitted an Altered Lot Line Application at the September 11, 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 April 9, 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 Ronald Klein/Gleda Baldini Lot Line Adjustment

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

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

Simpson Minor Subdivision Application

Mr. Simpson's representative Simon Perschbacher was in attendance, and the Board was presented with updated maps. The Board continued its review of the submitted maps and discussed parcel configurations, including a remaining approximately 2.9-acre parcel referenced as the "John Day" lot. Questions were raised regarding road frontage, boundary lines, and whether any gaps existed between the parcel and the roadway. The Board generally agreed that the mapping appeared consistent with prior submissions.

Discussion also addressed the tax status and identification of the "John Day" parcel. It was noted that the parcel does not currently have its own tax identification number, and prior correspondence from the County indicated it may be considered an unclaimed or unknown ownership parcel upon filing of the updated maps. Further clarification was provided regarding a discrepancy in acreage on adjacent tax maps, which was attributed to a prior surveyor error that temporarily included the John Day parcel in the property being subdivided. It was noted that this has since been corrected on updated mapping.

The Board also discussed general site characteristics, including limitations that may affect the parcel's buildability. With no further questions or comments, Chairman VanEtten then read aloud the resolution.

Simpson Minor Subdivision Resolution

WHEREAS, Lloyd Simpson, wishing to complete a four-lot minor subdivision of property located on Lime Kiln Road in the Town of New Baltimore, Tax Map ID #40.00-3-1, had his authorized agent submit a Minor Subdivision Application at the January 8, 2026, Planning Board Meeting; and

WHEREAS, the application and Short Environmental Assessment Form were reviewed at the January 8, 2026, meeting and a negative declaration was issued for the purpose of SEQ; 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; 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 Lloyd Simpson Minor Subdivision

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

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

The Clerk clarified the procedure of filing the maps and deeds with the County Clerk.

Love's Travel Plaza Conceptual Site Plan Preliminary Meeting

Representative Terresa Bakner introduced the proposed Love's Travel Plaza project. She stated that she was present on behalf of the project team, along with representatives of Love's Travel Plaza and their consultants, they provided copies of the conceptual project maps for the Board's review.

Ms. Bakner explained that the project involves property currently known as Camping World, located at 12634 Route 9W, consisting of approximately 24.70 acres. The proposal includes subdivision of approximately 7.23 acres to create a new parcel for development of the Love's Travel Plaza. She noted that the property is located within the Commercial zoning district. The proposed development includes a travel plaza (automobile service station) and a small restaurant component, with no drive-through proposed at this time.

Ms. Bakner advised that the proposal would require multiple approvals, including subdivision and site plan review. She also requested that the Planning Board consider serving as Lead Agency under the State Environmental Quality Review Act (SEQRA). Additional approvals will include a wetlands permit in accordance with the Town Code, as well as signage review. She further noted that the project may be subject to review by the New York State Department of Environmental Conservation (DEC) regarding freshwater wetlands. Although recent court decisions have affected DEC jurisdiction, the project has

been designed in accordance with prior DEC guidance, including appropriate setbacks from identified wetlands.

Board Member Vadney inquired about the status of the referenced regulatory provisions and whether they had been nullified. Ms. Bakner confirmed that recent court action had affected those provisions and noted that the decision was issued recently. She offered to provide a copy of the decision to the Board, and it was directed that it be forwarded to the Clerk via email. Additional discussion clarified that portions of the site are identified as wetlands under applicable mapping and designations.

Board Member Court questioned the layout of the proposed subdivision, specifically the roadway configuration and whether access had been planned through adjacent property. He also requested clarification regarding whether portions of the parcel were considered unbuildable and the intended purpose of the configuration.

Ms. Bakner responded that the referenced portion of the property is not proposed for development and is considered unbuildable. She provided clarification regarding the intent of the layout as shown on the submitted plans. Further discussion continued regarding the configuration of the proposed subdivision and adjacent access areas, with clarification that the plan is conceptual and may reflect prior layout considerations associated with Camping World.

Steve Walters, representing Love's Travel Plaza, reviewed the proposed site layout and access plan. He explained that the adjacent Camping World property requested a single access point, which will be provided via a new driveway connection. He stated that the existing access between the properties will be closed and that no shared access is proposed due to operational and safety considerations, particularly the separation of truck and customer traffic. He described internal circulation within the proposed facility, including fueling areas, service access, and vehicle and truck circulation patterns. He also provided background information on Love's Travel Plaza, noting it is a family-owned company founded in 1964 and remains privately held, with multiple generations involved in operations.

Mr. Walters further stated that the site is constrained by adjacent wetlands, limiting developable area. He noted that portions of the property extending from the nearby NYS Thruway interchange to the parcel boundary are classified as wetlands and are not proposed for development. He indicated that, absent these environmental constraints, the site would be larger.

Board Member Vadney inquired whether recent changes to DEC regulations had any effect on wetland constraints affecting the site. Ms. Bakner and Mr. Walters responded that any regulatory changes would depend on final determinations but indicated that such changes would not materially affect the current layout due to the extent and proximity of wetlands.

They further noted that substantial design work and investment had already been completed based on existing conditions.

Mr. Walters stated that the project team has coordinated with the New York State Department of Environmental Conservation in advance of submission to the Planning Board and indicated that the current concept had received informal concurrence, subject to formal permitting. He further stated that Camping World has provided approval of the proposed subdivision and site arrangement.

Mr. Walters provided additional details, noting that the plan includes approximately 37 truck parking spaces, a small restaurant component, and separate fueling areas for commercial and passenger vehicles. He also stated that coordination is underway with the County and Town of Coxsackie regarding extension of sewer infrastructure to serve the site, representing a significant undertaking intended to support future development in the corridor.

Discussion continued regarding sewer infrastructure. Mr. Walters explained that sewer service would extend from under the NYS Thruway and continue along Route 9W for approximately 4,400 feet. He indicated that the project team would initially fund installation, with potential development agreements and grants being pursued. He noted that directional boring under the highway is a standard construction method.

Board members inquired about potential future connectivity for adjacent properties. Mr. Walters indicated that future tie-ins may be possible where feasible. Additional discussion referenced nearby properties and existing infrastructure limitations in the area.

Mr. Walters confirmed that the facility will operate 24 hours per day, seven days per week, and stated that the site will be well lit with security measures in place. He also noted that fencing will be installed around the perimeter to contain debris and protect adjacent wetlands and neighboring properties.

In response to utility questions, Mr. Walters indicated that both water and sewer service are proposed. Board Member MacDonald asked what factors led to selection of the site. Mr. Walters responded that the location was selected based on regional traffic patterns and limited availability of suitable sites with adequate access and utilities along the corridor.

Board Member Vadney asked for the projected timeline. Mr. Walters responded that once construction begins, the facility could open within approximately five to six months, although required permitting is expected to take approximately 18 to 24 months prior to construction.

Chairman VanEtten inquired regarding coordination with the Town of Coxsackie related to sewer and water infrastructure. Mr. Walters responded that coordination is ongoing and that the Town is supportive of system improvements and potential capacity expansion.

The Clerk asked when formal Site Plan Application and review materials would be submitted. Ms. Bakner responded that the project team anticipated returning in approximately three to four months with a formal submission package.

Board Member Court inquired regarding NYS DOT concerns related to roadway cuts. Mr. Walters responded that no significant issues were anticipated and that coordination with DOT would include potential roadway improvements such as turning lanes and access safety enhancements.

Chris Koenig of CT Male added that traffic review begins with data collection and coordination with DOT to determine monitoring locations and study requirements.

Ms. Bakner stated that the primary drivers of the permitting timeline are water and sewer approvals. She noted that additional required submissions will include DEC permits, a Stormwater Pollution Prevention Plan (SWPPP), and coverage under the Multi-Sector General Permit due to fuel storage. She also referenced potential seasonal construction restrictions related to protected species.

Board Member Irving stated that he operates a school bus route in the area and emphasized the importance of prioritizing the DOT traffic study due to increased traffic volumes and safety concerns. He suggested that corridor-wide evaluation may be warranted given observed growth. Mr. Walters responded that multiple review processes proceed concurrently as part of the project schedule.

Board Member Orlando inquired about building size and services. Mr. Walters stated the building would be approximately 10,000 square feet and would include convenience retail items and truck-related supplies. He confirmed the inclusion of showers and laundry facilities for drivers and noted that a small dog park is proposed subject to approval. He further confirmed 24-hour, year-round operation and stated that no overnight camping is proposed.

Board Member Court asked about electric vehicle charging. Mr. Walters stated that EV infrastructure is typically installed in the form of conduit and underground provisions for future expansion, with deployment dependent on demand. He noted that solar energy has been evaluated but has not generally been implemented due to cost considerations.

Ellie Alfeld asked about maximum truck capacity. Mr. Walters stated that approximately 37 trucks may be parked on site, with additional vehicles circulating or fueling, for a total estimated capacity of approximately 40 to 45 trucks.

Board Member Orlando asked about a truck wash. Mr. Walters responded that no truck wash is proposed due to site constraints.

Ms. Bakner and Mr. Walters noted that the intent of the conceptual review was to obtain early feedback prior to formal submission.

Chairman VanEtten stated that securing water and sewer service represents a significant project consideration and potential hurdle and emphasized the need for continued coordination with the Board and relevant agencies. He also noted that public comments would be anticipated during the formal review process.

Mr. Walters stated that the project represents an approximately \$20 million investment, excluding water and sewer infrastructure costs, and would create approximately 40 to 50 jobs. He described staffing structure, local hiring expectations, and employee benefits including tuition assistance, health insurance, and retirement plans.

The Board thanked the project representatives for the presentation and indicated that further updates would be expected as the review process continues.

A general discussion followed regarding meeting logistics, document handling, and continued coordination. The project representatives confirmed that revised materials would be submitted as the proposal advances. Employee and passenger vehicle parking were also briefly discussed, with approximately 34 passenger vehicle spaces identified in the preliminary layout. The project team reiterated that the primary focus of the facility is commercial truck traffic and related services along the corridor.

Motion to Approve the March 12, 2026, Planning Board Public Hearing Meeting Minutes

Motioned by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 7 Nay: Abstain: Absent:

Motion Carried

Motion to Approve the March 12, 2026, Planning Board Regular Monthly Meeting Minutes

Motioned by Ann Marie Vadney, Seconded by Bob Court

Aye: 7 Nay: Abstain: Absent:

Motion Carried

Motion to Adjourn the April 9, 2026, Planning Board meeting

Made by Ann Marie Vadney, Seconded by Frank Orlando

Aye: 7

Nay:

Abstain:

Absent:

Motion Carried

Meeting Adjourned 8:03PM

DRAFT