

Town of New Baltimore Planning Board

Regular Monthly Meeting Minutes

3809 County Route 51 Hannacroix, NY 12087

June 11, 2026

7:00 PM

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

Absent: None

Pledge of Allegiance

Cheema Site Plan Extension Request

Kevin Pultorak appeared before the Planning Board on behalf of the applicant Surinder Cheema to request an extension of the previously approved Site Plan.

Mr. Pultorak provided an update on the status of the project and the outstanding conditions of approval. He explained that the primary items still being addressed involve approvals from the New York State Department of Health (DOH) and the New York State Department of Environmental Conservation (DEC) related to the project's water supply and septic system. The project engineers have received agency comments and are continuing to work through the review process.

Mr. Pultorak advised that the surveyor is coordinating with the property owner's attorney to obtain information necessary to revise the survey map and identify all utility and access easements. He further reported that the Stormwater Pollution Prevention Plan (SWPPP) has been completed and reviewed by the Town's designated Engineer.

He also reported that revisions to the project include the installation of a new well and septic system after it was determined that the previously proposed well location would not receive agency approval. Engineering work associated with those revisions remains ongoing. In addition, documentation required for the New York State Department of Transportation (NYSDOT) permit application is being finalized for submission.

Mr. Pultorak stated that the building design is substantially complete; however, the applicant is waiting to finalize all remaining agency approvals and supporting documentation before submitting a complete package to the Building Department.

Following discussion regarding the status of the outstanding items and progress made toward satisfying the conditions of approval, the Board considered the request for a Site Plan Extension.

Cheema Gas Station/Convenience Store Resolution Granting Extension of Site Plan Approval

WHEREAS, Surinder Cheema (the “Applicant”) was granted Site Plan Approval by the Town of New Baltimore Planning Board for the construction of a Gas Station/Convenience Store located at 12552 U.S. Route 9W, identified as Tax Map parcels 40.00-4-2.22 and 40.00-4-2.112, by Resolution dated June 12, 2025 (the “Approval”); and

WHEREAS, pursuant to §112-36 of the Town of New Baltimore Code, such Approval shall expire one (1) year from the date of issuance, unless a building permit has been obtained or construction has commenced, or unless extended by the Planning Board; and

WHEREAS, §112-36 further authorizes the Planning Board to grant an extension of up to one (1) additional year upon written request submitted at least thirty (30) days prior to the expiration of the Approval; and

WHEREAS, the Applicant, through its representative Nolan Engineering, PLLC, submitted a written request dated May 6, 2026, seeking a one (1) year extension of the Approval, citing ongoing coordination with state agencies and the need to complete outstanding design and engineering items required by the conditions of approval; and

WHEREAS, the Planning Board has reviewed the request and determined that the approved Site Plan has not been materially altered and that the Applicant is actively working toward satisfying the conditions of the Approval; and

WHEREAS, the Planning Board finds that the request was timely submitted and that granting the extension is consistent with the intent of §112-36 of the Town Code; therefore be it

RESOLVED, that the Planning Board of the Town of New Baltimore hereby grants the Applicant a one (1) year extension of the Site Plan Approval, extending the expiration date from June 12, 2026 to June 12, 2027; and be it further

RESOLVED, that the Site Plan Approval shall remain valid through June 12, 2027, unless otherwise extended or terminated in accordance with the Town Code; and be it further

RESOLVED, that all conditions and requirements set forth in the original Site Plan Approval dated June 12, 2025, shall remain in full force and effect and must be satisfied prior to the issuance of any Building Permit and/or Certificate of Occupancy; and be it further

RESOLVED, that any further extension of the Approval beyond June 12, 2027, shall require additional review and approval by the Planning Board in accordance with applicable provisions of the Town Code.

Motion to approve the Cheema Gas Station/Convenience Store Site Plan Extension

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

JB Car Services Annual Special Use Permit Renewal

Sergey Sandul appeared before the Planning Board regarding the annual renewal of the Special Use Permit for JB Car Services.

Mr. Sandul advised the Board that he had recently met with the Code Enforcement Officer to review the property and discuss outstanding items. He acknowledged that several minor items remain to be addressed, including fence improvements, and indicated that the required work is being completed.

Board members discussed the property's current status and noted that the outstanding items were minor in nature. No additional concerns were raised by the Board.

J.B. CAR SERVICE INC. RESOLUTION GRANTING SPECIAL USE PERMIT

WHEREAS, Yevgeniy Sandul is the operator of J.B. Car Service, Inc. located at 241 Flatbush Road, West Cossackie, New York, on parcel bearing Tax Map #17.03-1-13; and

WHEREAS, J.B. Car Services requires a Special Use Permit, renewed annually, and a Secondhand Junk and Auto Parts Dealers License, also renewable annually, to operate the Secondhand Junk and Auto Parts Business at the Flatbush Road location; and

WHEREAS, per resolution of the Town Board dated January 11, 2010, responsibility for the handling of the Special Use Permit was transferred to the Planning Board in accordance with Section 112, Article X of the Code of the Town of New Baltimore; and

WHEREAS, Mr. Sandul appeared before the Planning Board on June 11, 2026, for yearly discussion and renewal of the Special Use Permit; therefore, be it

RESOLVED, that the Special Use Permit is hereby renewed for a one-year period expiring June 30, 2027, with no additional conditions applying beyond those currently in the original Permit.

This resolution is approved contingent on the compliance of the site inspection performed by Code Enforcement.

Motion to approve the JB Car Services Special Use Permit Renewal

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Ayes: 7 **Nays:** **Abstain:** **Absent:**

Motion Carried

Cody Wolfe Schoolhouse Road Garage Site Plan Review

Cody and Pieter Wolfe appeared before the Planning Board for review of a proposed Site Plan application for a contracting business located on a corner lot. The proposed project includes construction of a 6,000-square-foot building.

The Board reviewed the submitted plans and discussed the proposed layout, access, and site conditions. Questions were raised regarding the proposed septic system location. Pieter Wolfe advised that a septic plan and perc testing had been completed and that additional information regarding the system design would be provided as the project progresses.

The Board discussed the proposed building location and setbacks, specifically the setback requirements along Route 9W and Schoolhouse Road. The Board reviewed whether the required front setback applied from each roadway or whether the proposed layout met the requirements of the Town Zoning Code. The Clerk advised that the Code Enforcement Officer had reviewed the matter and believed the required setback should be considered from both roadways; however, the Board discussed the language contained within the Town Code and noted that the Code references “front” setbacks but does not specifically define roadway frontage.

After review and discussion, the Board determined that the proposed layout appeared to satisfy the applicable setback requirements based on the current interpretation of the Town Code. The Board also discussed the location of the proposed building in relation to traffic visibility and safety concerns and determined that the proposed placement would not create an obstruction.

The Board discussed the size of the proposed structure and noted that, at 6,000 square feet, the project meets the threshold for consideration as a major site plan project under the Town Code. The Board further discussed the requirement for a public hearing and determined that a public hearing would be scheduled as part of the review process.

The Board discussed the need for referral to the Greene County Planning Board pursuant to General Municipal Law §239-m due to the property's proximity to Route 9W, a state roadway.

The Clerk advised that the Short Environmental Assessment Form would need to be completed and that, following SEQR review, the application materials would be forwarded to the County for review. The Board discussed scheduling the public hearing after the County referral process and determined that the public hearing would likely be scheduled for a future meeting date.

The Board reviewed the updated Short Environmental Assessment Form and discussed the revised questions included in the new form. The Chairman proceeded with review of Part 2 of the Environmental Assessment Form.

Motion to Declare a Negative Declaration for the Purpose of SEQRA

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

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

Motion to Accept the Cody Wolfe Site Plan Application

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

Motion to Schedule a Public Hearing for the Cody Wolfe Schoolhouse Road Garage Application on August 13, 2026

Made by Rob VanEtten, Seconded by Ann Marie Vadney

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

New Baltimore Solar Project Discussion

The Board held a brief discussion regarding the New Baltimore Solar Project and reviewed the inspection and oversight requirements included in the project resolution.

The Clerk advised that the resolution includes a condition requiring the applicant to provide reasonable access to the project site for inspections and oversight by the Town and/or the Town's consultants. The Clerk further advised that the applicant has been providing weekly SWPPP reports regarding site activity and soil disturbance.

The Board discussed coordinating with the Town's designated engineer to review the project site during construction and ensure that the required oversight is occurring. The Clerk advised that she would contact the Town Engineer regarding the appropriate timing for a site review and follow up with the Board.

Hannacroix Solar Project Update

The Clerk advised the Board that the deadline for submission of the building permit application for the Hannacroix Solar Project had been met. The application was submitted to the Building Department prior to the deadline and is currently under review by Code Enforcement.

Motion to Approve the April 9, 2026, Public Hearing Minutes

Motioned by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 7 Nay: Abstain: Absent:

Motion Carried

Motion to Approve the April 9, 2026, Regular Monthly Meeting Minutes

Motioned by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 7 Nay: Abstain: Absent:

Motion Carried

Motion to Adjourn the June 11, 2026, Planning Board meeting

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 7

Nay:

Abstain:

Absent:

Motion Carried

Meeting Adjourned 7:47 PM

DRAFT