

Town of New Baltimore Planning Board

Regular Monthly Meeting Minutes

3809 County Route 51 Hannacroix, NY 12087

August 13, 2026

7:00 PM

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

Absent: None

Public Hearing for the Cody Wolfe School House Lane Garage Site Plan Application

The Clerk confirmed that all required notices had been mailed and that return receipts from all the neighboring properties had been received and accounted for. No public comments were received in opposition to the application.

The Board discussed the response received from the New York State Department of Transportation (NYSDOT). NYSDOT requested that any stormwater drainage be directed away from its right-of-way and noted that any utility work or construction within the State right-of-way would require the appropriate permits. NYSDOT also recommended that the applicant contact the New York State Department of Environmental Conservation (NYSDEC) regarding potential wetlands in the vicinity of the project and obtain confirmation as to whether any mitigation or other DEC requirements would apply.

The Board discussed incorporating these items as conditions of approval, including compliance with NYSDOT requirements for any work within the State right-of-way, appropriate management of stormwater runoff, and contacting NYSDEC regarding the potential wetlands.

Motion to Close the Cody Wolfe Schoolhouse Lane Garage Site Plan Public Hearing

Made by Ann Marie Vadney, Seconded by Josh Boehlke

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

Motion Carried

Regular Meeting

7:10 PM

Pledge of Allegiance

Cody Wolfe Schoolhouse Lane Garage Site Plan Application

**RESOLUTION TO APPROVE THE CODY WOLFE SCHOOLHOUSE LANE GARAGE SITE
PLAN APPLICATION**

WHEREAS, Cody Wolfe submitted a Site Plan Application to construct a contracting business, known as Schoolhouse Lane Garage, on property bearing Tax Map # 40.00-3-10.121, located at 16 Schoolhouse Lane; and

WHEREAS, the application was reviewed by the Planning Board at its June 11, 2026, regular meeting; and

WHEREAS, a General Municipal Law § 239-m Referral was submitted to the Greene County Planning Board, which returned a recommendation of Local Decision with Comment; and

WHEREAS, letters were sent to the Greene County Planning Board and the New York State Department of Transportation advising of the Planning Board's intent to serve as Lead Agency for the purposes of SEQRA; and

WHEREAS, after discussion and consideration by the Members of the Town of New Baltimore Planning Board at the June 11, 2026, regular meeting, it was

RESOLVED, that this action be granted a Negative Declaration for the purposes of SEQRA; and

WHEREAS, a Public Hearing, having been duly noticed in The Times Union, was held on August 13, 2026, at the New Baltimore Town Hall, with all persons wishing to be heard given the opportunity to comment; therefore, be it

RESOLVED, that the Planning Board approves the Cody Wolfe Schoolhouse Lane Garage Site Plan Application, subject to the following conditions:

... The applicant shall consult with the New York State Department of Environmental Conservation, as recommended by the New York State Department of Transportation, to determine whether any mitigation measures are required for the project.

... The applicant shall obtain a Utility Work Permit from the New York State Department of Transportation for any utility work within the State highway right-of-way.

... Stormwater runoff from the site shall not be discharged into the State highway stormwater management system.

Motion to Approve the Cody Wolfe Schoolhouse Lane Garage Site Plan Application

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

The Board discussed the final site plan approval and noted that the approved documents would be forwarded to the Building Department for inclusion with the permanent records.

The Board clarified that the project should be identified as the Schoolhouse Lane Garage and that the property is located on Schoolhouse Lane, rather than using the alternate “Road” designation appearing in the application. The Board noted that the discrepancy in the project’s name was a clerical error and did not require an amendment to the resolution.

The Board also discussed the NYSDEC contact information requested in connection with the NYSDOT comments. The Clerk indicated that the appropriate Region 4 DEC contact information would be provided to the applicant along with copies of the resolution and related documents.

Thomas Sterritt Cold Storage XXVI Site Plan Application

The Board reviewed the site plan application for a new approximately 3,500-square-foot building for Thomas Sterritt, owner of Tri-County Truck and Trailer Repair, on an adjacent parcel separate from the parcel where the business is located. The applicant explained that the parcel is currently vacant and was previously part of a larger parcel that was subsequently subdivided. The Board reviewed the property layout, existing structures, driveway access, easements, and applicable setback requirements.

The Board discussed whether the application should be considered a minor or major site plan review based on the proposed building size and the Town's applicable thresholds. The Board reviewed the requirements for minor projects, including the narrative, location map, topographic information, Short Environmental Assessment Form, and applicable fee. The Board also discussed the level of review required based on the completed application materials.

The Board discussed the referral requirements and timing for review by the Greene County Planning Board. It was noted that the application was submitted too close to the upcoming County meeting to meet the required referral period and would therefore need to be reviewed at the County's September meeting. The Board also discussed the timing of Planning Board meetings in relation to County referrals and public hearing requirements, noting that scheduling conflicts between the Town and County Planning Boards can result in delays when applications are submitted shortly before a scheduled meeting. The applicant was advised that the required paperwork would be reviewed and forwarded for County referral.

The Board also discussed the proposed name "Cold Storage" for the building. Members questioned whether the term accurately described the intended use of the structure and whether it could create confusion regarding the building's future use or permitting requirements. The applicant indicated that the project would be used for storage and that no heat would be added to the building.

The Board reviewed the Short Environmental Assessment Form. Chairman VanEtten read aloud and completed Parts 2 and 3 of the Short EAF.

Motion to Declare a Negative Declaration for the Purpose of SEQRA

Made by Rob VanEtten, Seconded by Ann Marie Vadney

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

Motion to Accept the Thomas Sterritt Cold Storage XXVI Site Plan Application

Made by Rob VanEtten, Seconded by Ann Marie Vadney

Ayes: 7 Nays: Abstain: Absent:

Motion Carried

Hannacroix Solar Update

The Board discussed a request from Hannacroix Solar regarding a proposed change to the fencing shown on the approved site plan. The applicant requested to replace the approved chain-link fencing with an agricultural fencing system. The Board reviewed the proposed fence and discussed whether the change would constitute a revision to the approved site plan.

The Board determined that the proposed change in fencing material constituted a change to the approved site plan and could not be approved administratively through the Building Department. The applicant may either proceed with the chain-link fencing as originally approved or return to the Planning Board for review and approval of the proposed fence modification.

The Clerk stated that she would notify the applicant of the Board's determination.

Motion to Approve the June 11, 2026, Regular Monthly Meeting Minutes

Motioned by Rob VanEtten, Seconded by William MacDonald and Ann Marie Vadney

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

Motion Carried

New Baltimore Solar Update

The Board discussed engineering review of the New Baltimore solar project at various stages of construction. It was noted that the applicant is preparing to begin work related to the culvert crossing and stream disturbance permit and has requested an inspection from the Building Department in connection with that work.

The Board discussed coordinating with the Town's designated engineer to review the project at appropriate construction milestones. The Board agreed that engineering review would be appropriate at this stage, particularly prior to construction of the culvert crossing and backfill. The Clerk stated she would contact the Town's engineer regarding the timing of the inspection and any necessary review.

Motion to Adjourn the August 13, 2026, Planning Board meeting

Made by Ann Marie Vadney, Seconded by Josh Boehlke

Aye: 7

Nay:

Abstain:

Absent:

Motion Carried

Meeting Adjourned 7:45 PM

DRAFT