

TOWN OF NEW BALTIMORE PLANNING BOARD
Public Hearing
Clifton Parks Materials Group, LLC – Minor Subdivision Application
January 10, 2019 - Page 1

Location: Off New Baltimore Road
of lots: 1 - Lot #1. 1.22 acres to be joined with
property currently owned by Village of Ravena

The Public Hearing was opened at 7:15 p.m. by Chair Rob Van Etten. Other Board Members in attendance were Ann Marie Vadney, Bob Court, Pat Bruno, Bill Boehlke, Lee Salisbury and Frank Orlando. Present representing the applicant was Attorney Michael Biscone. Also present was Henry Traver, Village Foreman, Ravena Department of Public Works.

Green cards were presented for certified letters sent to:

John Telfer
Central Hudson Gas & Electric

White receipt presented for certified letter sent to:

CSX Headquarters.

Other surrounding properties are owned by the applicant and/or represented by Attorney Biscone at this Hearing. All requiring notification were so notified. Copy of the letter sent was also provided for the record.

Maps presented reflected following changes made since Mr. Biscone's appearance at the December 13 meeting. Zig-zag line was added to reflect that the parcels would be merged. Plan is to take the 1.22 acres being divided off the Clifton Park Materials parcel(s) and merge it with the sand pit property owned by the Village of Ravena. Clarification has been added to the map that access to and from the sand pit is by the ancient Manor Road roadbed and a Planning Board approval box was added.

There having been a very thorough discussion at the December meeting, there were no further questions from the Board. In response to the floor being opened to the public for comments and/or questions, John Telfer came forward. Mr. Biscone recited the ownership history leading to Clifton Park Materials ownership of the property. He explained that the Village was accidentally using some of Clifton Park Materials sandpit for excavation resulting in the need to acquire the 1.22 acres which will be added to the property already owned by the Village of Ravena bringing the Village's parcel to four acres. DEC was concerned whether there was going to be a need for a mining permit in view of the amount of material being excavated. Mr. Biscone advised Mr. Telfer that it would not affect his property at all; actually is closer to the CSX line and power company. Other possible access to the sandpit closer to Mr. Telfer will not be used.

Part 2 of the Short EAF was gone through as follows:

1. Will the proposed action create a material conflict with an adopted land use plan or zoning Regulations? - **NO**
2. Will the proposed action result in a change in the use or intensity of use of land? - **NO**
3. Will the proposed action impair the character or quality of the existing community? - **NO**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? - **NO**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? - **NO**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? - **NO**
7. Will the proposed action impact existing:
 - a. public/private water supplies? - **NO**

TOWN OF NEW BALTIMORE PLANNING BOARD
Public Hearing
Clifton Parks Materials Group, LLC – Minor Subdivision Application
January 10, 2019- Page 2

- b. public/private wastewater treatment utilities? - **NO**
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? - **NO**
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, waterbodies, groundwater, air quality, flora and fauna)? - **NO**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? - **NO**
11. Will the proposed action create a hazard to environmental resources or human health? - **NO**

Mr. Van Etten advised that he was checking the box indicating that it has been determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Ms. Vadney questioned if this was even required when local governments are involved. Mr. Biscone responded yes, because we were denied our immunity waiver from the Town Board.

At 7:30 p.m., it was moved by Vadney and seconded by Boehlke to close the Public Hearing.

Ayes: 7 Nays: 0 Abstained: 0 Absent: 0

Respectfully Submitted
Marjorie B. Loux, Clerk