

**TOWN OF NEW BALTIMORE PLANNING BOARD**  
**12498 Route 9W LLC (New Baltimore Family Dentistry )Public Hearing**  
**Site Plan Application**  
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Request for: 19 Additional Parking Spaces|  
Location: 12498 U.S. Route 9W

The Public Hearing was opened at 7 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 on behalf of the applicant was authorized representative Kevin Conklin from Conklin Architecture.

It was noted that the \$300 Site Plan application fee had been paid since the applicant's January appearance before the Board. Green Cards were presented from Certified letters sent to:

James Warren  
William & Evelyn Moore  
Gustave Schoenborn, Jr.  
Arthur & Louise Borghaus Irrev.Trust  
NY State Thruway Authority

And white receipts submitted for letters sent but green cards not yet returned for:

Anaith, Inc.  
William Brandt

All requiring notification had been notified.

Copies of the Site Plan were laid out. Mr. Conklin advised since the last meeting the items that were discussed and have now been added to the plan are:

- ... Two pole mounted lights were added, one on the southern gravel lot behind the building and the other on the western asphalt parking lot that was added some years ago.
- ...The proposed curb cut to the adjoining properties was put on.
- ...The third item was widening this existing gravel road so when it is finally used, people could pass without driving off into the field.
- ...The Zoning information has been updated.

It was noted that with the widening of the road to the 24 feet would put the lot coverage at 33 ½%. It was believed the zoning allowed for 30%. Mr. Van Etten felt that small difference would be splitting hairs. A 22-foot calculation was not done to determine coverage but it was not felt the desired radius really could be obtained at the 22.

No one from the public wished to address the Board on this application.

Part 2 of the Short Form 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**
  - b. public/private wastewater treatment utilities? - **NO**

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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**

There were no further questions or comments.

At 7:12 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 Loux  
Clerk