

**6:30 PM PUBLIC MEETING ON THE COMMUNITY CHOICE AGGREGATION PROGRAM**

**AGENDA  
TOWN OF NEW BALTIMORE, COUNTY OF GREENE  
TOWN BOARD WORK MEETING**

**NOVEMBER 25, 2024**

*Please turn off all cell phones and electronic devices.*

**Reports**

Supervisor

- Resolution to Award Bid for Scheller Park Water Main Replacement

County Legislator

Town Clerk

- Resolution to Amend Delinquent Water District 2 Accounts to Greene County Real Property Tax Service for Relevy onto 2025 Property Taxes

Agriculture/AgFest (Member VanEtten)

Animal Control (Chair Kash, Member Sottolano)

Assessment (Chair Sottolano/Member Kash)

Audit and Budget (Chair Ruso/Member Downes)

Buildings & Grounds/Recycling (Chair Downes/Member VanEtten)

Code Enforcement Officer (Chair Downes/Member Ruso)

Fire, EMS & Law Enforcement (Member Dellisanti)

Grants/Promotions/Economic Development (Chair VanEtten/Member Ruso)

Greene County Planning Board (Sottolano)

Highway (Chair Ruso/Member Downes)

Insurance (Chair Ruso/Member Downes)

Personnel (Chair Ruso/Member VanEtten)

Planning Board (Chair Downes/Member Kash)

- Resolution to Place Advertisement for Members of Planning Board and Zoning Board of Appeals

Seniors (Chair VanEtten/Member Ruso)

Technology/Website (Chair Downes/Member VanEtten)

Town Courts (Chair Kash/Member Sottolano)

Veterans and Memorials (Chair VanEtten/Member Downes)

Wastewater Treatment (Chair Sottolano/Member Kash)

Water Districts (Chair Kash/Member Sottolano)

Youth, Parks and Recreation (Chair VanEtten/Member Ruso)

Zoning Board of Appeals (Chair Sottolano/Member Kash)

**Upcoming Meetings**

- December 4, 2024 Zoning Board of Appeals Meeting at 7 PM
- December 9, 2024 Town Board Regular Meeting at 7 PM
- December 12, 2024 Planning Board Meeting at 7 PM
- December 23, 2024 Town Board Work Meeting at 7 PM
- December 25, 2024 Town Offices Closed for Christmas Day

**Public Comment Period/Community Events**

## **Audit of Claims**

## **Adjournment**

**\*\*\*\* Agenda Subject to Change\*\*\*\***

### **GUIDELINES FOR PUBLIC CONDUCT DURING TOWN BOARD MEETINGS**

1. The Supervisor shall preside at the meetings of the Town Board. In the absence of the Supervisor, the Deputy Supervisor shall be the acting Supervisor. In the event both the Supervisor and the Deputy Supervisor are absent, the other members shall designate one of their members to act as temporary chairman. A majority of the Board shall constitute a quorum for the transaction of business, but a lesser number may adjourn.
2. Town residents who wish to speak shall fill out a card at the entrance of the meeting room listing their name, contact information, and the subject matter in which they would like to speak. These cards will be collected prior to the beginning of the Town Board meeting and given to the Town Supervisor or Deputy Supervisor in the absence of the Supervisor.
3. Speakers must be recognized by the presiding officer and then proceed to the lectern and state their name and address. They must limit their remarks on official town business to up to three minutes on a given topic and may not yield any remaining time to another speaker. They must address their remarks to the Board as a body and not to any member thereof and not to other members of the audience in the form of a debate.
4. Speakers should present their remarks in a courteous manner and may not make disparaging remarks or personal comments about public officials, town residents, or others. All speakers will observe the commonly accepted rules of courtesy, decorum, dignity, and good taste with no cursing, swearing, clapping, booing, finger pointing, bullying, whispering, or talking that disrupts the business of the Town Board.
5. Any speaker who disregards the directives of the presiding officer in enforcing the rules, disturbs the peace at a meeting, makes impertinent or slanderous remarks, or generally conducts themselves in an inappropriate manner shall be barred from further participation and will forfeit any balance of time remaining for their comments.
6. After a final warning, if a speaker willfully refuses to step down, the Town Supervisor shall contact the appropriate authorities to remove the speaker from the meeting room and to restore order.
7. The Town Supervisor, or in their absence the Deputy Supervisor, shall ensure compliance with these rules.

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION -2024  
NOVEMBER 25, 2024**

**RESOLUTION TO AWARD BID FOR  
SCHELLER PARK WATER MAIN REPLACEMENT**

*WHEREAS* ten bids were received, opened, and read at the November 13, 2024 Town Board Regular Meeting for the Scheller Park Water Main Replacement Project.

*RESOLVED* that Delaware Engineering and the Town Board of the Town of New Baltimore approves the awarding of the bid to Bellamy Construction.

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION -2024  
NOVEMBER 25, 2024**

**RESOLUTION TO AMEND DELINQUENT WATER DISTRICT 2 ACCOUNTS  
TO GREENE COUNTY REAL PROPERTY TAX SERVICE FOR RELEVY  
ONTO 2024 PROPERTY TAXES**

*RESOLVED* the amended delinquent Water District 2 accounts in the amount of \$5,587.68 be sent to Greene County Real Property Tax Services for relevy onto 2025 property taxes.

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION -2024  
NOVEMBER 25, 2024**

**RESOLUTION TO PLACE ADVERTISEMENT FOR MEMBERS OF  
PLANNING BOARD AND ZONING BOARD OF APPEALS**

*WHEREAS* an advertisement will be placed in *The Daily Mail* for positions that are currently unfilled or whose term of office will expire on December 31, 2024.

*RESOLVED* that the Town Clerk will place the following advertisement, approved by the Attorney for the Town, in *The Daily Mail*.

The Town of New Baltimore is seeking applicants who are residents of the Town for the Planning Board and Zoning Board of Appeals where annual training is required. Please send letter of interest or resume outlining experience to Supervisor Jeff Ruso, 3809 County Route 51, Hannacroix, NY 12087, [jruso@townofnewbaltimore.org](mailto:jruso@townofnewbaltimore.org), or call (518)756-6671 Ext. 7 for information by December 20, 2024.

**TOWN OF NEW BALTIMORE, COUNTY OF GREENE**

**RESOLUTION -2024  
NOVEMBER 25, 2024**

**RESOLUTION TO AUTHORIZE SUPERVISOR TO PAY AUDITED CLAIMS**

*WHEREAS* the Town Clerk has presented claims to the Town Board for audit and review, and

*WHEREAS* the Town Board has audited claims 2024b-11-01 to 2024b-11-, it is

*RESOLVED* that the Supervisor is hereby authorized to pay claims 2024b-11-01 to 2024b-11-.

*BE IT FURTHER RESOLVED* that the Town Clerk will prepare an abstract and hold it for public review until December 31, 2024.

**TOWN OF NEW BALTIMORE BUILDING DEPARTMENT**  
**Hannacroix, New York**  
**Monthly Report**  
**October 2024**

Summarization of Code Enforcement Officer activities for October 2024, is as follows:

Building Inspections: 26  
Total Building Permits Issued: 3  
Certificates of Compliance Issued: 6  
Certificates of Occupancy Issued: 1  
Certificate of Occupancy Search Requests: 7  
New Building Permit Applications Received: 4  
Open Building Permits: 236

Application Fees for October 2024: \$718.00  
Total Fees for Year to Date: \$21,472.70

Allan Jourdin, CEO

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**TOWN OF NEW BALTIMORE BUILDING DEPARTMENT**  
**Hannacroix, New York**  
**Monthly Report**  
**November 21, 2024**

Summarization of Code Enforcement Officer activities for November 2024, is as follows:

Building Inspections: 23  
Total Building Permits Issued: 8  
Certificates of Compliance Issued: 5  
Certificate of Occupancy Search Requests: 1  
New Building Permit Applications Received: 9  
New Septic System Application: 1  
Building Permit Renewals: 2  
Sign Permit: 1  
Open Building Permits: 239

Application Fees for November 2024: \$1,155  
Total Fees for Year to Date: \$22,627.70

Allan Jourdin, CEO

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# GREENE COUNTY EMS

*The regular monthly meeting was HELD:*

Tuesday, **NOVEMBER 19, 2024.**

There were **25** EMS calls in **OCTOBER**

*For a Total of **199** for this year~ **2024***

*Strokes.. YTD - **80*** for all of Greene County

*OVERDOSES..YTD- **48*** for all of Greene County

*We had **171** calls for all of **2023***

Respectfully submitted by:

Nick Dellisanti, Deputy Supervisor

**TOWN OF NEW BALTIMORE PLANNING BOARD**  
***Regular Monthly Meeting***  
***October 10, 2024***

Received an update from Kasselmann Solar, LLC on the Ground Mount Solar project on the Mancini property. As the project is 29.63kW, 4.3 kW over the current Code, the Planning Board advised that a variance is needed and it was referred to the Zoning Board of Appeals.

Representatives from Cheema Petro, LLC were present and were advised that a replenishment check is needed for their escrow account so that the Engineer can complete their review.

The Chairman met with the Engineer from New Baltimore Solar to review the final draft of the site plan, show the equipment being moved around, and sign the final draft. This project is now complete.

Hannacroix Solar is seeking a one-year extension as they continue to deal with DEC with their offsite mitigation lands for the northern harrier bird. The Board is awaiting the Town Attorney's interpretation on whether or not to grant the extension. The Chairman advised that they would have to resubmit a new application based on the new solar law.

The Board discussed the Channel 13 story on a marijuana farm in Moreau as a proposal has been brought forward by the Cary family on Route 9W. The Board is awaiting input from the Town Attorney, whether it would be considered agricultural, and how it was handled in other Towns.

An escrow account has been established with Coxsackie for Delaware Engineering to review the project and the Board questioned if the Engineering could be shared. The Board also questioned if it was in a reservoir watershed, advised that the Planning Board is not ready to accept their application, and they were looking for engineering and a traffic study. The developer advised that the project was in a watershed district and discussed with Delaware Engineering about stormwater requirements.

Concern was raised by the Board regarding lot size with the smallest lot having 2.7 acres and the possibility of combining the lot with another for a 6.8 parcel, and traffic issues.

Location of septic systems was discussed by the Board. A perc test was done on each lot with the purchaser choosing the location of the septic system. Systems have to be engineered and the plan goes to the County Health Department. Additionally, the septic system has to be inspected once every 5 years.

A question arose about training and a reminder about three learn lunches coming up. The Town Clerk provided the annual training files which the Board felt was difficult to understand.

Robert VanEtten, Chair

**Town of New Baltimore Planning Board**

**Monthly Report**

**November 22, 2024**

The Planning Board met on November 14, 2024, in which the following business transacted:

...Building permit denial letter for Randy Lent was presented. The Planning Board referred Mr. Lent to the Zoning Board to apply for a variance.

...An extension request was asked for regarding the Hannacroix Solar Project who have had hold up in their process due to an issue that arose with the DEC. The extension request was granted on the condition that this be the final extension for this project and no further extensions shall be granted.

...Pin Haven Subdivision was discussed. The Planning Board agreed that the Town of New Baltimore should follow the lead of The Town of Coxsackie regarding this project. Everyone agreed that the engineer for the Town of Coxsackie on this project should possibly review the project as a whole concerning both municipalities.

...The Shady Harbor development project was presented by Kathy Donovan and engineer Scott Lansing. The board reviewed their plans in detail and will follow up with an Advisory Report.

...There was a discussion about possible cannabis farming in our municipality and how to zone a project as such. Also, the Town Code may have to be updated, or an amendment made to specifically address this kind of project.

...A question was asked of the board regarding a business moving into an already zoned commercial site. The Planning Board suggested the business owner fill out a site plan application to present to the Planning Board.

...A question was addressed on how to separate a current driveway easement from the land it is on so the user of the easement can own his own driveway. The details need to be further reviewed, and the Board asked for the applicant to come to present his plan at the next meeting.

...Planning Board minutes from August 8, 2024, were approved.

Robert VanEtten, Chair

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**TOWN OF NEW BALTIMORE ZONING BOARD OF APPEALS**

***Hannacroix, New York***

***Monthly Report***

***October 2024***

The Zoning Board of Appeals did not meet in December 2024.

William Boehlke, Chair

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**TOWN OF NEW BALTIMORE ZONING BOARD OF APPEALS**

***Hannacroix, New York***

***Monthly Report***

***November 15, 2024***

The Zoning Board of Appeals met on November 6, 2024, in which the following business transacted...

An Area Variance Application was presented by Alex Martin of Kasselmann Solar on behalf of David Mancini. The variance detailed a solar array that exceeded the town regulations by 4.63kW. The board motioned to schedule a Public Hearing for December 4, 2024, with specified conditions to be met at least ten days prior to the public hearing date.

William Boehlke, Chair

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