

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

AUGUST 26, 2024

Please turn off all cell phones and electronic devices.

Presentation by Ed Carey from Good Energy/Constellation Regarding Community Choice Aggregation

Presentation by Lansing Engineering for Shady Harbor Marina Mixed Use Project

Reports

Supervisor

County Legislator

Town Clerk

Historian

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)

- Review of Employee Health Plan for 2025

Personnel (Chair Ruso/Member VanEtten)

Planning Board (Chair Downes/Member Kash)

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

- September 2, 2024 Town Offices Closed in Observance of Labor Day
- September 4, 2024 Zoning Board of Appeals Meeting at 7 PM (If Needed)
- September 5, 2024 Senior Picnic at 12 PM at Cecil Hallock Park
- September 9, 2024 Town Board Regular Meeting at 7 PM
- September 12, 2024 Planning Board Meeting at 7 PM
- September 21, 2024 Townwide Yard Sale Beginning at 9 AM
- September 23, 2024 Town Board Work Meeting at 7 PM
- October 5, 2024 Mobile Spay/Neuter Clinic at Town Hall, Pre-Registration Required at jkash@townofnewbaltimore.org

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 entrances 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 proceedings of 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.

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Supervisor Ruso opened the meeting at 7:00 PM and the Pledge of Allegiance was said. Also attending Councilmembers Downes, Kash, Sottolano, VanEtten; Deputy Supervisor Dellisanti, Town Clerk Finke; and 13 members of the public who signed the attendance book.
Absent: Highway Superintendent VanWormer.

Presentation by Edward Carey from Good Energy/Constellation Re Community Choice Aggregation

I came to New Baltimore several years ago and that's where I introduced this product. It's an energy project for electricity. I'll give you a little bit of history who I am and how I got involved and the success of what we've done here in New Baltimore. Yes, I work for a company called Good Energy, I've been in energy for about 30 years so I work for my family, for an energy company and I worked in the City of New York, I was part of the Guiliani and then Blumberg Administration purchasing fuel oil, gasoline, and everything else to how I can get the City to run. And then I worked at Amerada Hess for awhile with the Hess gas stations. I was in their Executive program and then joined into Good Energy 17 years ago. And so that's my background and what we do is we go after government. That's our specialty. So we manage the energy for close to 3-4000 municipalities across New York State. In New York State you have all these different associations that sort of run the State. So there's 61 Counties in New York State and there's 61 County Executives and that's run by the New York Conference of Counties. Then you have the Mayors. There's 581 Mayors in the State and that's run by NYCOM, New York Conference of Mayors. And then AOT which is the biggest, we have 982 Supervisors in the State. That's AOT. You have NYCOM and AOT came together as one and they created NY-MEP which is the New York Municipal Energy Program and I run that. And as part of AOT, you're members of that and you get the benefit of doing bulk purchasing if it's a fire truck or whatever it might be, but energy is, we run this all throughout the State so we're doing the gas in Albany, we're doing things in the western part of State, in Buffalo, Lackawanna, Syracuse, Long Island, Brookhaven, the Town of Hempstead and we do large purchasing of energy, In this aggregation here in Greene County you're in a partnership with Cairo, Coxsackie, and yourselves and it's a residential program and we went out and did a bulk purchase on your behalf and several years ago, probably four or five years ago, and then you've renewed with us and every time we've done this we've had some pretty good success. Last time we did this, energy was in the \$0.13-\$0.14 range. We got a rate of about \$0.113 or \$0.117. I don't recall the exact number, but you were in the \$0.11s. Ukraine came and then energy went up per kwh over \$0.22 and you were doing extremely well. You're paying half of what the local market was paying. Since then, the market has come down substantially. Now we're looking to renew this contract and we're looking at contracts in the high \$0.09s and maybe the \$0.10s. The last program you did, you did it for 36 months and out of that 36 months you were probably under water probably four months. The contract did a great job. You've benefitted out of the 36, 31 or 32 out of the 36. The last two months you were under water, not by much, maybe about a penny-and-a-half, but now you're back. Energy has now come back up and you are now below that rate. What the program did was basically it saved everyone about between \$100 and \$125 per year. It's a fixed rate. The utilities, it's illegal if they give you a fixed rate. So we put this out to bid. Constellation won the bid, and they bid it as a fixed cost. Over the course of time with this, I was talking to the former Supervisor, and you benefitted by \$100,000-\$150,000 per year in savings in this community, times that by give, you gained over \$500,000 for really doing nothing. I mean you joined into this program and you benefitted greatly. Now we're looking to renew this contract and we're gonna come back here and say 'where is the market, energy is just like a mortgage rate, it goes up, peaks, valleys. Our job is to go out and find that best rate maybe 12, maybe 24, it might be 48 months. We don't know yet. We're gonna have to go into the future market and look at that. When you passed it to move forward with the CCA, the rules state that we come to an agreement, we show that there's a savings, and we move forward. But at any point in time, I don't have a contract with any of you. You do not have to be in this at all. It's an option. When you came into New Baltimore and you bought your house, Central Hudson was your utility, you did not have a choice. You need electricity so you signed up and they give you energy. You don't have a choice. With the New Baltimore CCA, you do have a choice. You can stay on the open market, peaks and valleys wherever it goes, or you can go on the fixed lock with all your other constituents and get a cheaper rate. Going forward the farther we go out right now you would think the price would be cheaper. Energy right now is escalating. Natural gas is the primary feed that creates electricity, but the demand for energy is through the roof right now, that being because of electrification of everything. AI is coming down the pike and we can't predict this stuff. It takes two years to build an AI plant, it takes five to seven years to

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build a generation plant. So here is a demand and here's what we have in the bank. So, we know that energy's gonna be more expensive. So what we're going to be doing here is currently the local market right now is \$0.11, \$0.12 or whatever that may be, were seeing numbers in the \$0.09s and we're gonna try to get that as far as we can get that and also we're going to be going around to the different municipalities here and see if they want to participate in this program as well. You're going to be receiving a mailing. It's going to look like some stub is going to come into your utility bill, just describing the program. If anybody wants to know about the program if you don't know about the program, I have these flyers here you can grab, I have my business card here, you can call me anytime and say, 'what is this, we want to know more about it.' Everyone has received those harassing phone calls saying 'hey, we can save you money' and stuff like that. Out of these, I've been doing this for a very long time, and in the State of New York there's 200 registered ESCOs in the State, I would personally say I would trust only ten of them.

Supervisor Ruso: ESCOs being what?

Ed Carey: It's an energy service company, those are suppliers. And Constellation, that's the largest in the United States, that's who you are with, you've done very, very, very well since this was incorporated, thanks to your elected officials who put this in place for you. Any questions?

Councilmember Downes: What's a year? Are you going by calendar year? Are you going by fiscal year or is it just the dates we do the contract?

Ed Carey: The contract is up in December so I'm going by that year. So December to December you've been saving a lot of money.

Councilmember Kash: The ESCOs that you mentioned, Ed, those are the one's that call you up and say 'go get you're Central Hudson bill right now.'

Ed Carey: Yeah, exactly, yeah.

Councilmember Kash: You guys will never call anybody on the phone.

Ed Carey: Yeah, those are like very small people that are trying to get... The average home is between 1,000 and 3,000 square feet. We look at aggregations of like when we're taking on all Cairo, all of New Baltimore, we're looking at a square footage of like close to a million square feet and then part of the rules we go out and buy this. We have to have access to three times the amount of money of what that's worth. So when we go out and say it's \$50 million or \$75 million, we have to have access to about \$150 million of cash to buy them. Who can do that? It comes down to three companies. It could be Calpine, NRG, or Constellation which you have and they successfully won it and they put the hedge in. The other companies, they don't have access to that type of capital, they would never possibly be able to do it.

Ann Marie Vadney: So what's your company get out of this? Why are you doing this, making a profit?

Ed Carey: Yeah, yeah, I make a profit. This is how I feed my family. We go out and, yes, part of the fee we have to come back to you and say 'hey, there's a discount in there,' but, yes, there is a fee of .00-whatever the number is, part of my company, we make money on that. It's built into the price.

And Constellation is the energy producer or the pipeline?

Ed Carey: If you look at a utility. Is Central Hudson, they're a transporter. They pick up 'a' and they deliver to 'b.' They don't generate power. They just pick it up from the generation station and they deliver it to you home. And Constellation is a major nuclear generation company and we're going into a wholesale market buying from them and coming back to you at a retail product. So we're getting access to extremely low power and then bring it back through Central Hudson wires at a retail price to you. But we're beating the Central Hudson price.

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Ann Marie Vadney: So that's the price of the electricity, delivery charges are still Central Hudson's.

Ed Carey: Correct, correct, correct. On you're bill you're looking at three components. You have the transportation distribution which is that 40 percent of that and the other 60 percent would be the supply portion. The utility does not make once cent on the supply portion. They don't care where the price goes. They don't make a penny. They make 100 percent of their profit from transportation and the distribution of that power. So when a line goes down, they maintain all the lines and that's how they make all of their profits.

Supervisor Ruso: Ed, I think it should be pointed out that you and I over the years have spoken a good number of times.

Ed Carey: Yup.

Supervisor Ruso: Sometimes there's folks in the community that may be new or may have actually been here throughout, they don't really know much about this program and I want to thank both you and Javier Barrios who have reached back to those individuals that have contacted me, they don't understand. I know there's one person has signed on, signed off, signed on, signed off, and signed on again, a few times.

Ed Carey: That's a game. I mean people think they're like 'oh, I can do better' and I mean I'm coming into an arena of a million square feet and if they want to come and tell me that they can beat me with their 2,000 square foot house, I'm like that's a lie, but okay go ahead. But, yes, that happens a lot, people play the system, 'I don't have a contract' so they jump out of the program, they come back, they jump in. It's rare that the person with a lot of time on their hands, but by law we have to accept them at the contractual price. So if they want to leave, they leave and if they want to come back, we take them back at the lower rate.

Supervisor Ruso: Well, the main reason I brought that up is I wanted to let folks know that you folks have been rather responsive to the individual up on XYZ Road so I want to thank you for that.

Ed Carey: Oh, yeah, good. I don't know if Wayne is here. I spoke with a gentleman who was going to come, he was very nice.

Councilmember Downes: I have a budget plan, does it work with that because some people have you know called and said 'yeah, we can do it, we can do it' and then they turned and said 'yeah, it doesn't work with budget plan with Central Hudson.'

Ed Carey: If someone is they call it LMI, which is low to moderate income, they're on a special rate and, no, we don't do that.

Councilmember Downes: Oh, no, no, they take it and they say every month you're gonna pay \$200 based on your...

Ellie Alfeld: Usage.

Supervisor Ruso: Estimated usage.

Councilmember Downes: Right, they look at last year and say, this is what you used, so this year your bill is always gonna be \$200 until the end of the year.

Supervisor Ruso: Catch up.

Councilmember Downes: And then they catch up or they give the money back.

Ed Carey: I mean are you talking about solar?

Councilmember Downes: No, Central Hudson has a budget plan so that you know in the summer months or in the winter months.

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Ed Carey: Oh, yes, yes, yes. No, we're just going off the meter, whatever the meter says is that's what you're gonna be billed. So that type of program it's not gonna affect that at all, yeah. The CCA does not affect that. The CCA is, there's four of us in the state. We're the largest. Westchester Power only does Westchester County. There's a company called Jewel up in the Adirondacks I really don't know and another one was in the western part of the state but they just went out of business, an Ohio company and they gave up New York so now there's really just three of us and we're in this for the long haul and everything that we do we're heavily regulated by the Public Service Commission and I don't know what else to tell you.

Ellie Alfeld: This energy that you are selling or providing, how is it gathered? Are we talking about you getting in by virtue of nuclear power plants or...?

Ed Carey: We're buying it, it's called the NYISO, and that stands for the New York Independent System Operator. That's the wholesale. There's always different, when you hear about the term 'the grid' like New England has their Massachusetts, they have NEISO, the largest grid in the United States is PJM which is Pennsylvania, Jersey, Maryland, also Ohio, Illinois, Texas has ERCOT.

Ellie Alfeld: How are they getting it?

Ed Carey: It's coming from all over. I mean it's nuclear, it's coal, it's oil. A good 70 percent of it is coming from natural gas generation and coal is pretty much been phased out and all the green stuff is all coming in now so wind, hydro, biogas, that's supporting a tremendous amount of energy coming into this country now. We are swimming, drowning in natural gas right now. Is gas gonna stay here or are we gonna export it? I don't know.

Ellie Alfeld: I'm sorry but it would sound to me the Governor wants everybody that has an electric stove to convert to gas so that they can take advantage of all this gas that's out there.

She wants the opposite.

Ellie Alfeld: Anyway, what I'm trying to get across is no matter how we go, we're an area that's not gonna have direct energy from the power plants and take care of all our needs. We couldn't have a woodstove anymore, we had to throw that out. We had to get all of this because of clean energy.

Ed Carey: I can't stop the future. Again, when we go out we buy electrons through, I have no clue where they're coming from. They go into the grid, and we buy it off the grid, all the different wholesalers are supplying the grid, the majority is coming from natural gas or nuclear and then the other stuff is they're phasing out hydrocarbon-type stuff and bringing on new alternative stuff.

Supervisor Ruso: Well, I think we want to get on to our next program. I don't know if the Board has any other questions.

Councilmember Kash: You said that they'll be an insert in the next Central Hudson bill explaining the program and people will be automatically enrolled unless they decide to opt out.

Ed Carey: If people are already on a program or people who opt out, I have no idea who these people are. They're not gonna get anything, but people who are already in the program and have done nothing...

Councilmember Kash: They will continue.

Ed Carey: That's another thing that they should be informed of also. So how the program works is basically it's 90 days and I have to do 60 days of outreach in the community. The flyer, we had to come up here public hearing, they have to vote on it to approve it going forward, and then we do all of our outreach, we advertise in every single home and once we fulfilled and we have to submit, there's a checklist that we do, we submit that to the Public Service Commission. They say give us a green light to move forward. Then you receive in the mail a card, a self-addressed card, saying do you want to be in this program? There's an email address, there's an

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800 number or you can just send in the card saying ‘yes.’ You don’t do anything you say check ‘I don’t want to be in this, I don’t to be for whatever reason’ and that comes in and then if you’ve done nothing, you’re in the program. You’re automatically in the program. And then for whatever reason after we’ve passed that date, you want to get out of the program, you would have to call Town Hall, or you’d call myself, or whoever it might be, but there’s a New Baltimore Town website, there’s an 800 number and you can say ‘I don’t want to be on this’ or whatever it might be. And to get in or out, it takes one billing cycle.

Supervisor Ruso: And did I hear you right, folks who are not on Constellation Good Energy will not get a card?

Ed Carey: If they’ve already opted out and if they’re already on their own program, I don’t get notification of these people. I have no idea. If someone moves in or out of this Town, we call it scraping, we go through the utility list and we know exactly when someone leaves or enters this Town. When someone comes into this Town, we send them a notification saying ‘hey, do you want to be in the program?’

Ann Marie Vadney: But how many flyers do you have to provide for 3,000-something people?

Supervisor Ruso: Only one per each house, not to every person.

Councilmember Downes: So that’s probably why you go through Central Hudson billing, so it gets to every house.

Councilmember Kash: Easiest way to get there because they’re the customers.

Supervisor Ruso: I appreciate your time. Thanks for coming in. It’s been a while, get to see you more often.

Presentation by Lansing Engineering for Shady Harbor Marina Mixed Use Project

Supervisor Ruso: I let the cat out of the bag to some extent last meeting and I spoke a bit about the Shady Harbor Marina project and what some of your intentions are, but I certainly couldn’t do it justice to the details and that’s why you folks are here tonight.

Ann Marie Vadney: Are you eliminating the Planning Board?

Supervisor Ruso: No, ma’am, this is not an application.

Ann Marie Vadney: Okay, just wondering.

Scott Lansing: Good evening, my name is Scott Lansing with Lansing Engineering representing Shady Harbor Realty LLC and I also have with me this evening Brian and Kathy Donovan from Shady Harbor Marina as well as Tom Glenn, General Manager. Our primary objective here this evening is just to get feedback from the Town Board. We are proposing is a Planned Development District. We feel we have a very unique parcel here that doesn’t fit in with the uses outlined in the hamlet residential zoning so we’re proposing a Planned Development District. That Planned Development District does include us working with both the Planning Board and the Town Board, it’s a multi-step process where we go back and forth from the two boards. Our understanding is the first step of the process is to petition to the Town Board and that’s what we’re here for this evening just to obtain feedback. So as far as the existing parcel it is located at 70 Shady Harbor Drive. This is the parcel located right here is approximately 10.92 acres. We have New York State Route 144 on the west side, north orientation is towards the right of the map and then we have the Hudson River off on the east or the bottom of the plan. It is zoned Hamlet Residential as I did mention. As far as existing uses on the parcel, we have the marina which includes a restaurant with amenity area which is located in this area, amenity off towards the south. We have the existing Yacht Club building located in this general area. We have the clubhouse and the pool which is at the same general area. We have the docks which are obviously out on the Hudson River. With the docks there is a boat launch associated with the docks, basically the central, western, eastern portion of the parcel. We have a boat maintenance garage in the very center of the parcel and also associated parking areas and boat storage located. There is an existing residence up by the entrance, right by this area with the entrance coming

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down in and servicing all the aspects of the parcel. We have busy, we have performed a boundary survey, topographic survey, and a wetlands survey. We do have good data for what is existing on the parcel. What we are proposing is a mixed use Planned Development District so hinging off the existing uses on the parcel, adding residential uses in with the existing uses. First thing we did was take a look at parcel. We looked at the boundary, the topography, the wetlands. We tried to identify usable areas on the parcel. We did identify two areas by the main entrance road coming down. There are two areas by the entrance drive that we felt were good usable areas and also down on the lower portion at the bottom of the slope, good usable portion on the southwestern portion of the parcel. As I mentioned Mixed Use Planned Development Districts are using a lot of the existing uses. So, the restaurant, the Yacht Club building, the Clubhouse, the boat launch and approximately 60 of the docks will be maintained in the plan. The existing metal building, the shop building in the middle will be demolished. There is one building that would be removed from the plan. As far as what we are proposing, first off a small realignment of the driveway as it comes down. The existing workshop building is in the central portion so moving that driveway down to where building used to be and then we are proposing ten single units, multi-family units along the entrance drive so in the two areas up above where I mentioned we're proposing a six unit building and a four-unit building. Those are anticipated to be two story buildings so they'd be working to grade such that each one of those units, each one of those buildings would have a nice clear view out towards the River. As far as topography, it is down from New York State Route 144 so as far as what is visual from 144, I think maybe you'll see the roof and maybe the top of the second floor but nothing more than that. Nothing that would block the view going from 144 down towards the River. Those are more of a townhouse style so they'd be division walls between so there would be four units on this building divided and then the six unit building same thing divided between the individual units. The architecture on these is to be determined so we do not have floor plans or exact elevations of those buildings. This is a concept, we're looking for feedback and as we hopefully advance we will absolutely get additional details on those structures. The next proposal are the 40 units down in the bottom again the base of the hill, the flatter area. At the base of hill there are four ten-unit buildings. Those units are proposed to be three stories in height. So, the first floor would be garage and some living area and the second and third floor would be living space. So the purpose of that is a) to get the parking for those buildings, but then also b) to get them so they would have a view out over the existing structures out towards the River, the driveway and the roadway accessing those we're anticipating that that would be slightly elevated, and then again the garages, and the second and third floor of those buildings having view out towards the lake. Similar to the other buildings, we do not have exact architecture on those yet, looking for feedback from the Board then we'll absolutely put those together. As far as parking, we do meet Town parking 234 spaces are required, we are proposing 234 spaces. We do have 39 spaces located in this area that are more about a bank-type arrangement. Typically, with parking spaces we try not to construct too many parking spaces if we don't think we need them. So, we don't think we will need these spaces so they're more of an auxiliary or extra parking if we feel they're needed, we will absolutely construct those spaces, but we do meet the park requirements on the site. Last but not least we are showing a trail connection, something for connecting the residents. My understanding is there's state lands, parkland north of the trail along the river, natural trails north to connect those areas. As far as utilities, water, storm, and sewer. Public sewer is available on Main Street. Stormwater would be managed on site, and we understand there will be a water main extension required as a part of this to provide public water would be several thousand feet, something the applicants are eager to work with the Town on that. That's essentially it. Again, we feel we have a unique parcel here. It is something that is not typical in the hamlet residential area. We're applying creative techniques to make a mixed-use project, something that provides residential, commercial, restaurant, boating, recreation, good mix of everything. I'm sure that falls within the Planned Development District. That's essentially it. Thank you.

Supervisor Ruso: But I will start with one thing to answer a question we had earlier. Some of the reasons why this is before the Town Board before it's elsewhere is the concept of the creation of a Water District. The Planning Board last I knew doesn't create Water Districts. Before these folks can get started we have to have something on that topic. So that's part of what're talking about. I'm certainly of course concerned about the cost. The water supply would come south from the Ravena water supply up 144 to the Boathouse. The Water District would include much if not all those homes along the way. We would need to actually address that with the individual parcel owners to see what their preferences would be and I certainly don't have that at this moment. We're still trying to wrangle and see where the money's ever gonna come from but

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we've talked about it with Kathy, and Brian, and myself, and a few others. So that's largely want it is. I don't know, why don't you start, Janet. Do you have any questions?

Councilmember Kash: I just wanted to go back a little bit, I couldn't write fast enough. The units that you're planning there, there will be fifty? Is that what it is?

Scott Lansing: Yes, correct, fifty total, yes.

Councilmember Kash: Ten single units, two story, at the top of the property.

Scott Lansing: Correct in these two areas here, yes.

Councilmember Kash: Okay, and then forty units at the bottom which will be three stories, living space on two floors on top of the garage. So there would be fifty units all together.

Scott Lansing: Correct, yes.

Councilmember Downes: So are these rentals? Will these all be rentals?

Scott Lansing: A mix, the applicants are not sure on that at this time. It could be a mix of rentals, could be condominiums. We're in the process of working on that now.

Councilmember Downes: And what's the thought on size, are we looking at two bedrooms or three bedrooms.

Scott Lansing: Most likely one and two bedrooms and again this needs to be flushed out with the applicants. I would estimate based on what we work with other clients and other projects. One or two bedrooms would be the most popular, an average about 1200 square feet per unit, some larger, some smaller. I would estimate and we'd iron this out with the applicants and the architect, but the upper units I would envision those to be a little bigger. Those are bigger units and then the one's down below would be a little bit smaller, but that's conceptionally the thoughts right now. To be determined, to be refined I should say.

Councilmember Downes: Right. Has there been a study like the one-bedroom kind of bothers me just because we're a family community, we're a bedroom community for Albany. With the one bedroom, do we think that this is going to be good for the area? Do you understand what I'm saying? Like because we are mostly families in the area so I'm just wondering if that's gonna be good enough fit instead of a two bedroom.

Scott Lansing: Yeah, and I apologize, maybe I misspoke with the one and two bedrooms again. We'll have to work that out with the applicants. I'm sure there will be a lot more thought into the distribution of the units. So, what we do see in a lot of these projects are the one-bedroom units are very attractive to young professionals and empty nesters not necessarily families so usually a split between one and two bedrooms in my experience. We'll flush that out as we move forward.

Councilmember Downes: Since the boat shop is gone, is that going up somewhere else or is there just not gonna have a boat shop down there?

Scott Lansing: It's my understanding that the maintenance will, they'll likely be an auxiliary location where boat maintenance would be done, it would not be done on this specific parcel.

Councilmember Downes: How is the parking gonna work for Shady Harbor?

Scott Lansing: For Shady Harbor we have the allocated spaces in this area and there's a small amount in the auxiliary and then the residential units will have garages and parking spaces outside their garage as well.

Councilmember Downes: Right, but I'm just wondering you know like on a Saturday and you guys are super busy and now we've got also houses there. You know I was just wondering because it looks like your parking lot is definitely decreased for Shady Harbor.

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Brian Donovan: It's more organized.

Many speaking at once.

Councilmember Downes: You know when you're just looking at the picture and you've been down there, and it seems like a lot and now it looks like we're crunched.

Brian Donovan: Always said to Scott, I always want a parking spot so make sure...

Supervisor Ruso: I don't know if it's your forte, but there was some conversation on the effect on the restaurant and what your intentions. I don't know if that's something you can speak of.

Scott Lansing: I can speak. One of the goals of the applicants are to expand the restaurant so it's a year-round purpose as opposed to seasonal. So, this does help with that. Provides residents right in the immediate area, gives them the opportunity without the boat storage to be able to have a parking lot so they can be open year-round. So that is one of their primary goals is to have the restaurant open year-round.

Supervisor Ruso: Well, we all keep track of when that closes.

Councilmember Downes: And the road from 144 down, who's responsible for the maintenance and upkeep of that road, the plowing?

Scott Lansing: That would be the outfit's responsibility, that would not be dedicated to the Town.

Councilmember Downes: Got to be built to spec.

Councilmember VanEtten: I'm assuming being an engineer you've got those figures, but about flooding. That's awful close to the River. I know a lot of the homes down right on the River have flooded.

Scott Landing: The floodplain is on lower plateau absolutely, but as you go back these would be elevated up so we feel they would be out of the floodplain. We'll make sure that they are.

Brian Donovan: Especially garages in them as well.

Supervisor Ruso: I kind of would like, you're speaking of I believe apartment buildings or what you might call them be somewhat raised just now. I would not be comfortable with them being raised so that the rooftops are gonna block the view of everybody as they go through Town.

Scott Lansing: I apologize I didn't touch on the units down below. The units up above as I mentioned this one building here, the four unit building you might see the roof or perhaps the upper stories similar to what it would be for a single-story house along 144. As far as the units down below, you would not see any of those with the grade shades us there and if they were constructed even at three stories they would not be visible from... should not block anybody's view in any way.

Councilmember Sottolano: Can you talk a little bit about the public sewer and how this will be accommodated? What impact is this going to have on that system?

Scott Landing: The public sewer, I'm understanding is available on New York State Route 144. We have not looked specifically at a connection point or exactly how that would be connected as far as the wastewater generation from 50 units is typically not that much. We anticipate that there's adequate capacity in that so will analyze that and work with the sewer authority to coordinate that connection, but we don't see any problems.

Supervisor Ruso: The Restaurant's already hooked into the sewer.

Kathy and Brian Donovan: The whole property is connected to the sewer system.

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Supervisor Ruso: Now these are not gonna be owned by Shady Harbor, they're gonna be owned by the individual who purchases them correct?

Kathy Donovan: We're looking at a combination of condos, potential rental units, townhouses. That's the piece that we haven't identified yet. The first piece is figuring out what is the right mix.

Supervisor Ruso: Okay, I'm just trying to sort out in my head. Are there going to be 40 or 50 parcels defined as a condo as a taxing unit separate or is it gonna be the big project with individual apartments. I'm just thinking of the procedural aspects of it.

Scott Landing: And I believe that would be something that the attorneys will put together the Planned Development District as well as the Town Assessor. Typically with a condominium the units are owned, paint to paint, within the units and the property is owned jointly by owners of the condo association.

Supervisor Ruso: The way our Sewer District works, every dwelling gets 10 points assigned to them. Some parties like the Boat House, I think you're like 10 times, I think you're 80 points altogether and I'm not sure how they determined it back when, it's somewhere in that neighborhood. A 2-family home has 20 points. I'm just wondering just from the Sewer District perspective, do each of those properties, each of those homes are they all gonna be 10 points and thereby we're going to have more points in our Sewer District and the cost of operation of the Sewer District while the cost might go up, but the cost would be spread apart with more users. I mean these are things we have to sort out and again that's not something the Planning Board does. You don't have anything to do with the Sewer either do you?

Ann Marie Vadney: I don't know. We haven't had a project like this.

Supervisor Ruso: Didn't think so.

Ann Marie Vadney: Hopefully not. That's your job.

Supervisor Ruso: Yeah, so now you know why it's before the Town Board. You guys worry about the building aspects and all those things.

Scott Lansing: I would estimate that each one of these units would be considered a dwelling unit assigned whatever the appropriate number of points are, that is some...thing that we can absolutely coordinate.

Supervisor Ruso: Yeah, we'll have to coordinate that because obviously with increased usage there's going to have to be a charge whether it's...

Ellie Alfeld: And we gotta figure out if it's big enough.

Supervisor Ruso: Or if it's individualized yeah.

Councilmember Kash: When we create, this would be a new Water District in New Baltimore, that would be subject to a public referendum correct down the line?

Supervisor Ruso: Probably. There are ways around where it's not necessary. In essence if there's no funding required, according to Delaware Engineering, no public funding required, then there's ways around it and that pretty much what Mary Beth told us last week,

Deputy Supervisor Dellisanti: Exactly.

Supervisor Ruso: There may be around it if there's no, it doesn't cost anybody.

Ellie Alfeld: I thought we've got to get the neighboring Town to agree to extend the line.

Supervisor Ruso: I had lunch with the person who is involved with that, so it's not sign on paper though, but the willingness is there, yes.

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Ellie Alfeld: I realize that. The willingness is here.

Supervisor Ruso: And the capacity.

Councilmember Downes: So, the installation, the beginning installation of the new sewer lines and the new water lines is for the tap-off for the line that goes down, I'm not sure how that works, but is that covered in the building costs or were you looking for us as a Town to cover that extension into there or...?

Scott Lansing: As far as the sanitary sewer, I perceive that as a service to the project. So, there's already a line on Route 144 so I would envision an upgrade to the service going to that main line. So, I feel that would be something that the applicant of the project would be responsible for as far as the water, I think there is a larger community benefit and I think the applicants are looking to talk to the Town and see what options are for everybody. Nothing predetermined that I'm aware of on either side.

Councilmember Downes: No, but you've done these before so you kind of know how the whole thing plays out.

Supervisor Ruso: I mentioned this two weeks ago to give folks an idea of the cost involved to run the water to the Boat House. They estimated, this is Mary Beth from Delaware Engineering's, what she called back of the envelope considerations said about \$4.3 million. To run further she just threw in and said if you wanted the lines to go down Main Street to where Church Street is roughly, that's \$5.3 million. Now again these are not contracts, they are not actual, we have not contracted with Delaware Engineering to do that proposed job. This is a back of the envelope figuring as she said and that includes boring, lateral boring underneath the Creek. That's how the lines will get there, up the hill from there. As I've mentioned earlier there are caveats and there's strings attached to the CHPE money. CHPE money is worth \$206,000 a year. If we were to finance something along that line, I did talk to the people at the Bank of Greene County. I said 'look, if I can make payments for \$206,000, how much of a loan could I get? How much of a bond?' It's a backwards conversation and that he suggested roughly \$3 million, maybe \$3.3 million depending on interest rates at the time of the event. That's that issue.

Councilmember Kash: And we also get a small 1.5 percent increase every year of the \$206,000.

Supervisor Ruso: Yeah, it goes up by approximately \$3,000 a year, but that helps. As those who've done bonding before know that if we get a bond here today in August, our first payment is not till Aug of 2025, a year from now. The problem I'm worried about with the Champlain Hudson and I haven't expressed this to yourselves is apparently Champlain Hudson Power Express is behind schedule and actually it was originally anticipated that we would start getting money in 2022 or '3, I can't remember. That's long since passed. Now they're suggesting 2026 and now they tell me they're behind schedule. So, who knows. But if we're gonna get the money in 2027, we can start bonding in 2026 -- not sure if I want to do that, but these are all potentials. There's so many balls in the air on this that it will take a lot of work to see if we can Get something like this done. Well, nevertheless, there's a lot of work for all of us to do.

Councilmember Sottolano: So how long do you think construction would be, would the Restaurant be open during that time of the construction as well.

Scott Lansing: Construction obviously depends on how they phase it which we haven't quite gotten to yet. A project of this magnitude from start to finish probably a year to 18 months I would estimate, maybe two phases, two nine-month phases. As far as the Restaurant, I'm certain the applicants would like to keep the Restaurant open as much as possible. Get the utilities up, Shady Harbor Drive – there might be some closure of the Restaurant, perhaps the first year they could do in the off-season and then be open year-around. I haven't quite gotten that far, but obviously the goal is to keep construction as limited as possible to keep the Restaurant open as much as possible.

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Councilmember Sottolano: And the road you said they're gonna change the slope and will be widened as well.

Scott Landing: It would have to be widened a little bit. As far as the slope, the slope is kind of the slope. We're dealing with connecting to two points, we would try to work with that slope as much as possible and flatten as much as possible.

Supervisor Ruso: You gonna keep that home up there on top of the hill?

Scott Lansing: Correct, yes.

Supervisor Ruso: Looking at the little cutout where that other parcel is and I'm looking at your trail. I think you're trail needs to be amended a little, because that will bring you right to the sewer plant.

Scott Landing: Yeah, okay. We can take a look at that.

Supervisor Ruso: Just check it. Maybe I'm wrong, it looks like it though. Anything more?

Councilmember Sottolano: Where is the boat storage going to be after it's no longer here?

Brian Donovan: We're working on that now. Some of it would go to Coeymans and we're looking at some property to build a large maintenance facility to allow that to work 12 months a year to create some jobs that are year-around versus seasonal. That's all another challenge. We think the River can use it.

Supervisor Ruso: I want to thank you for coming in. It gives a lot more clarity to ourselves, the Town Board, and the Town residents. Thank you for your time, I appreciate it.

Supervisor Jeff Ruso

Supervisor Ruso: The Monthly Financial Reports have been sent for the month of July to all Board members. Has everyone had a chance to review them? Okay, I will make a Motion to accept the July Financial Reports.

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

Supervisor Ruso: In terms of the Budget for 2025, the budget has begun. An email has been sent out all departments asking them to bring forth information and updates for 2025 that will be important for the budgeting process. We certainly and I always have concerns, my biggest concern is regarding estimates of revenue, ancillary revenues, that is non-tax. We have lots of revenue sources whether it's building permits, dog licenses and...

Ellie Alfeld: Town Justice.

Supervisor Ruso: Fines are way down, fines are way down. When we started here, I started here we were \$160,000, we're not gonna make \$60,000 this year. Dog licenses, we have about 110 dogs in our Town. Do you believe it? That's all we have because they're all licensed. So, there are issues with that and there are other issues with revenue that we need to be concerned about. And then, of course, there's increase in costs from inflation and all these other factors that exist out there in the world. Second question. Of course we have problems with insurance. Our insurance rates are going up. We're gonna have health increases of about 12 percent and property taxes might be that much as well, liability, property. And all of the line items. The next thing is it's kinda like I think I have a question here, but I've had a few meetings with the IDA staff in recent weeks. They have projects in mind as well aside from the one we just heard about. Concerns remain about the costs. It went from an estimate of \$6.5 million for the Coxsackie North extension to the Thruway exit along 9W, it went from \$6.5 million and by the time the meeting was over it was \$8.5 million.

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Councilmember Kash: Is that the truck stop?

Supervisor Ruso: Yes.

Ellie Alfeld: And a little bit more than just the truck stop right?

Supervisor Ruso: I can't say at this point. It's becoming out of reach is what I'm saying. It's nice pie-in-the-sky, but it's getting out of reach. That's my opinion.

Supervisor Ruso: I did mention the CHPE monies. I think we'd be lucky if we get that by 2027. This is my opinion.

Town Clerk Barb Finke

11 Building Permits \$10,783.44, 1 New Septic System \$50, 4 CO Search \$200, 1 EZ Pass Tags \$25, 4 Fishing Licenses \$5.70, 23 Dog Licenses \$162, 1 Late License \$5, 2 Marriage Licenses \$35, 2 One Day Officiant License \$50, 2 Beer Permits \$40, 2 Non-Resident Park Rentals \$100, 3 Resident Park Rentals \$75, 27 Certified Copies \$270, 1 Recycle Fees \$16, Total State, County & Local Revenues \$11,977.44, \$31 to New York State Department of Agriculture and Markets for the Spay/Neuter Program, \$45 to New York State Department of Health for Marriages, \$84.30 to the New York State Department of Environmental Conservation for Fishing Licenses, Total to Supervisor \$11,817.14. To date we have collected \$3,028,422.77, Penalties of \$12,109.95, Returned Check Fee of \$20, and Notice Fees of \$94. This represents 83% collected and remaining uncollected of \$668,036.29. August 1st all unpaid property taxes will be submitted to Greene County Treasurer's Office. We received 7 FOILs in July bringing the total for the year to 20 as of July 31st.

Councilmember Downes: Those seven FOILs, are they from seven different people or...?

Town Clerk Finke: No.

Recycling Center Operator Kirk Trombley

August monthly report 7/24-8/26/24, 30 Tires Up To & Including 16" Without Rims \$120, 60 Gallons of Plastic (No Hard Plastics) 10, 5 Bundles of Magazines and Phone Books, 39 Bags and Bundles of Newspaper, 196 Boxes and Bundles of Cardboard, Total Income \$120, 1 Air Conditioner 7/31.

Animal Control

Councilmember Kash: As some of you know starting back in May we tried to do regular reports of the activities of our Dog Control Officer, last one was January through May. So this one is June through the end of this month. On June 13 there was a husky found near Route 51, 54. The owner was found and returned. As I recall that was Luna, she was unlicensed and she was brought in to be licensed. On June 14 there was a blue nose pit bull found on Gedney Hill Road. He was reunited with the owner. I do not know if it was licensed or whether there were actions taken on that but we can follow up. On June 30 there was a call for another missing pit bull on Route 51. There doesn't seem to have been any resolution to that. On July 12 a white pit bull was found in the hamlet. Sherry Vieta actually contact me on that because she was in another Town and so I went out and started looking around because I knew where the area was and I was able to actually find where the pit bull lived. It had gone home, and Sherry joined me then. We had to talk to the owner through her Ring doorbells because she was out shopping and wanted to know what we were doing there. I said 'is this your dog?' and she allowed us to let them in. I know that Sherry left a business card with her. I don't know if she ever responded to find out whether it was licensed. I talked to Barb and she doesn't seem to have been so that's still outstanding, but Sherry did leave a business card with her. On July 17 there was a report of two medium brown dogs roaming theoretically on Matthews Point Road. I actually live there. I've never seen any such dogs there so I think that it was probably in error in location because the people say that they've seen them three times. There are no such dogs in my neighborhood so I don't know anything about that. I know last two reports on July 22 there was a report of a missing cat on Alcove Road. No resolution to that. 7/23 a missing cat, black. No resolution to that. The other day, August 24 there's been a report of a chiweenie missing from Route 9W. I got to look it up myself. It's actually a chihuahua dachshund mix. They call it a chiweenie. It

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got loose on Route 9W near the Thruway exit so people are asked to for it. And beyond that on October 5 my spay/neuter clinic is hopefully coming up. To-date I have 25 appointments and I'm hoping that between now and the end of September I will get us up to the 40 that we need so that we can bring this low-cost spay and neuter program to New Baltimore for people who need it for their cats. Cats only unfortunately this time, hopefully next time we can have dogs. That's where we are for right now. And I know, Jeff, that we spoke about getting a citation ticket for Sherry so that she can hand them out.

Supervisor Ruso: Well, there is in our Code already that if we encounter your dog missing, we pick it up, maybe someone complains, however we encounter it. We have already a fine system, enforcement system that says 'you didn't register your dog, here's a \$25 fine,' goes before the Judge and you still have to register your dog or license your dog. I'm informed from someone who claims they know that we probably haven't written a ticket for dogs not being licensed in probably 35 years and since there's absolutely no repercussion for not have a licensed dog, zero, because I think he indicated there were four, three pit bulls and a husky. Only one of those four have gotten their license.

Councilmember Kash: That we're aware of yes, but we've talked about the, I think you and I were talking about getting tickets or some citations printed for Sherry.

Supervisor Ruso: Find a ticket book, find a ticket book, it costs like \$40 for it, a packet of like 300.

Councilmember Kash: And maybe that will make it easier because at least you'll be able to leave people with a warning or say...

Supervisor Ruso: I'm gonna just ask you, Janet, for next time so I don't bypass you, make sure that you got something for...

Councilmember Kash: I'm sorry, I sent you a note, but I didn't have anything written until this afternoon.

Code Enforcement Officer Allan Jourdin

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

Building Inspections: 29; Total Building Permits Issued: 6; Building Permits Renewed: 2; Building Permit Renewal Letters Sent: 2 First Notices; Certificates of Compliance Issued: 9; Certificate of Occupancy Search Requests: 3; New Single Family Home Applications: 1; New Single Family Home Permits Issued: 3; Complaint Forms Received: 1; Total New Building Permit Applications Received: 6; New Building Permit Applications Awaiting Permit Issuance: 21; New Septic System Applications 1; Open Building Permits: 228; Application Fees for July, 2024: \$10,833.44 Total Fees for Year to Date: \$19,521.54

Allan Jourdin, CEO

Highway Superintendent Alan VanWormer

Highway Report July 22 to August 26, 2024

July 22 and 23 sent 4 employees and chipper to help Village of Ravena with storm cleanup; Mowed brush back on Hillcrest Road; Mowed parks as needed; Mowed Town Hall and Highway Garage as needed; Met with HL Gage and Viking equipment about pricing on a new truck; Continued to monitor beaver activity on Paradise Hill Road. They seem to have moved out. Hauled in dry screenings and #1 stone to mix Item 4; Completed engine repairs on 2012 F350 and our engine back in truck; Had tires replaced on 2006 F350 truck number 10; Started hauling dirt from Carver to District 3 park; Replaced water pump on tow behind air compressor; Continued roadside mowing; Replaced tarp roller motor on 1996 International truck number 8; 7/31 Village of Ravena swept Circle Drive for us, and ground stump at District 1 park; Replaced all transmission line on 2006 F350 leaking; Removed fallen tree on Flatbush Road; Replaced portion of shoulder on Alcove Road with millings; Mowed and weed-eated Cornell Park; Removed fallen tree from County Route 61 for County Highway, they had all crews paving on the Mountain; Cleaned up fallen trees on Paradise Hill Road, Aquetuck Road, and New Baltimore Roads; Repaired washouts on Sunset Hill Road; Repaired washouts on School Hill Road; Replaced resistor for air condition fan on Massey Ferguson tractor; Cleaned up dirt washed

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into the road on Old State Road; Cleaned ditch and blocked culvert on Roberts Hill Road; Cleaned up to huge fallen trees on Sweezy Road; York Raked and rolled School Hill Road Put new front tires on 2011 International Truck #13; Did PM on Champion Grader; Removed unused flagpole from WWTP and installed at District 2 park, looks great there.; Rebuilt gearbox on Roadside boom mower. Cost about \$300.00 compared to \$1800.00 for a new one.; Hauled Item #4 to Mirror Lake side of Haas Hill Road and graded; Crew has been patching roads with blacktop, Thank You to the NYS Thruway Maintenance division for loaning us their hot box. This completely eliminates any waste by keeping the blacktop hot while we use it.; Washed trucks and cleaned insides; Installed dangerous curve sign on Mathews Point Road; Patched WWTP road with blacktop, it was very bad; Put up yard sale sign; On Wednesday October 9th the highway crew will be attending a one-day workshop for their annual PESH required safety training. The workshop will be held on Acra and this year's topic will be work zone traffic safety. There is normally a \$25.00 per person charge for this, however the Greene County Highway Superintendents Association is paying for those attending. I am continuing to keep an eye on our roads that are being used by the electric line people, and they are holding up well, and when I have had questions, they have been very responsive and pleasant to deal with. I still have no heard anything from the new drug testing company, Energetics, I will attempt to contact them and see where we are at as far as random testing.

Supervisor Ruso: The only thing I'm gonna add to this is I don't know if any of you knew this, but our flagpole broke over here at District 2 Park and there was a really nice flagpole, better than the one that was there, sitting down at the Wastewater Treatment Plant. Been there for a long time and it has never had a flag raised on it that we know of. So instead of buying a new one we said 'hey, can you guys take it from there, bring it up there.' So the flagpole's being used.

Supervisor Ruso: Are you buying the flag?

Deputy Supervisor Dellisanti: The flag was donated by one of the Highway crew.

Insurance

Supervisor Ruso: I did submit, this is just for your review guys not for final discussion here, but we have here in a grid, I can barely read it, very small lettering is our insurance offering for health insurance and our current plan is the one that's shaded dark and the MVP renewal plan is pretty much the same existing. You can see the deductibles are the same, copayments are the same. That's the renewal plan. So that's pretty much what it is. We will have to vote on this before long, but I wanted you guys to have a review of this so you know. If you look down below you can see that the rough cost is going to be, I can barely read that. If you look at second column, last numbers there, \$13,993 increase in cost from last year. And that's about 11% give or take a little. I mean there are other options here and I challenge you to be able to read them. They are very small. So, review them and we will have a resolution to approve our next meeting I expect.

Councilmember Downes: Are we contractually obligated to stay with MVP?

Supervisor Ruso: No, we're not, we're not. We went from CDPHP a few years ago because they didn't have an HRA. Now they have, I understand now reinstated one but they did not have one at the time. MVP was the only one that had one that offered it.

Councilmember Downes: Well, I was just wondering couldn't we piggyback the state at all and get on the Empire Plan or Capital District?

Ellie Alfeld: I mentioned that to the County Legislator. They're outlawed from doing that.

Supervisor Ruso: Yeah, we have to follow the, this is a small group municipal. That's what we are under. Can give them a call, nothing ventured nothing gained. We can always give it a shot. Anyway that's for observations. You guys can make calls during the meantime, let me know where you are. We'll put together a resolution to do it okay if you would.

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Planning Board Chair Rob VanEtten

The Planning Board met on August 8, 2024, with the following business transacted: ...Held brief discussion with representatives from LSE Monoceros, LLC regarding revised Site Plan for the New Baltimore Solar Project. The new plan reflects changes in distance between the power poles at entrance of property and leading to the solar project. ...Continued discussion with Bate Family Trust Trustee Margaret Bates and Santos Rodriguez regarding their Site Plan Application and Special Use Permit Application for the erecting of a ham radio operator tower on property owned at 911 County Route 51. Public Hearing on applications is scheduled for 7 p.m., September 12.

Zoning Board of Appeals Chair Bill Boehlke

The Zoning Board of Appeals met on August 7 with the following business transacted: Public Hearing on the Brian and Mary Lynch Area Variance Application was continued and completed. Applicant had provided required evidence from post office that certified letter notification had been given. In the regular meeting that followed the Lynch Area Variance Application was approved. There was no other business to come before the Board.

Town Court

The following is the Town of New Baltimore Court monthly report for July 2024.

- Total July monies received was \$17,195.00
 - Hon. James W. Huff \$ 7,659.00
 - Hon. Anthony C. Konsul \$9,536.00
 - July State/County/Town Share*
- Total 2024 monies received (January-July) \$105,836.50
- Total new cases received 140

State Report not available (July)

Upcoming Meetings

- September 2, 2024 Town Offices Closed in Observance of Labor Day
- September 4, 2024 Zoning Board of Appeals Meeting at 7 PM (If Needed)
- September 5, 2024 Senior Picnic at 12 PM at Cecil Hallock Park
- September 9, 2024 Town Board Regular Meeting at 7 PM
- September 12, 2024 Planning Board Meeting at 7 PM
- September 21, 2024 Townwide Yard Sale Beginning at 9 AM
- September 23, 2024 Town Board Work Meeting at 7 PM
- October 5, 2024 Mobile Spay/Neuter Clinic at Town Hall, Pre-Registration Required at jkash@townofnewbaltimore.org

Public Comment Period

Ellie Alfeld: The reason for my comment, I wanted to commend Jeff Ruso for his giving information he had received from the IDA and Rene. I don't believe in all the Town Board meetings I've attended here, any other Town Supervisor shared information concerning the possibility that may be coming to our Town. Even his Board members were slightly surprised that night. This type of sharing is what we may expect and like as far as the future of our Town. Keep us informed. Thank you.

Supervisor Ruso: Well, thank you.

Patty Hildebrandt: I don't know if the rumor is true, but I heard that Kerslake's Motel is put all new doors and windows in and rumor is, the migrants are going to live in there. Have you heard anything?

Supervisor Ruso: No, I haven't heard anything to that nature at all. Not one word.

Patty Hildebrandt: It's all been done over, doors, windows.

Supervisor Ruso: It's been a couple years now it's been...

Ellie Alfeld: Planning Board.

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Supervisor Ruso: Has it been to the Planning Board? That was quite a while ago.

Ann Marie Vadney: They were behind their schedule, but I think they sold it.

Supervisor Ruso: There was talk at the time it was about seniors.

Audience Member: Senior living.

Supervisor Ruso: Maybe they're senior migrants.

Patty Hildebrandt: That's what I heard that migrants were moving in. I don't know.

Supervisor Ruso: I haven't heard that.

Councilmember VanEtten: I haven't heard that either.

Supervisor Ruso: If you have a good source have 'em call me.

Ellie Alfeld: But they really have done a bang-up job because they have taken away a whole dumpster, a couple of dumpsters full of stuff and installed new things.

Patty Hildebrandt: Yeah, they cleaned it up nice. So, I don't know if the rumor's true or not.

Elisabeth Dubois: So, I want to just briefly talk about the Shady Harbor Marina Mixed Use Project. So as a resident and neighbor directly across from the Boat House, I'm all for this project and the outlooks it would have for our whole community. So, communities prosper when they grow. Yes, we're a family community as already said by the Board, but there's a lot of single people that love this community and they have nowhere to go. They don't want a huge family house, 3,000 square feet, two acres of land. They want a one, a two-bedroom place and they want to be by the River. The hamlet, I've had friends as a Professor at the University at Albany, I have friends that come down all the time. They would love to live down here, take a 30-minute commute to school every day and work and they would love to live here, but there's not any options for people like myself, and like them down here right now. I was lucky enough to find a two-to-three-bedroom house, but there's not a lot of that out here. So, I think the proposed project would open up a lot of opportunity. Like I said the hamlet has a few families and many of them are retired. At least from the hamlet itself there's not a lot of people my age and a lot of families with young children. So, it would be nice to have more young blood in the community and a place for many of the current residents who may not want to leave the community but want to downsize. So, they may want a one, two bedroom and retire in the community they love and with the neighbors they love to be with. So, this really gives them that opportunity. And one last thing is the \$3 million discussed two weeks ago by the Board, sadly I wasn't able to attend, so kind of what could the uses of that be? Could this be used to bring water to the entire hamlet?

Supervisor Ruso: The caveats to this are two: infrastructure and economic development. So, some of you aren't here, but I had actually asked a question about the issues we had when I first knew, when I first knew of this fund, about Water District No. 2 which is residential. Sorry, not for residential. Now if it's for a development, economic development, and there are users along the way, well that's perfectly fine. But it has to be economic development and infrastructure, not just...

Elisabeth Dubois: So then would it make sense that that \$3 million could be used to extend it from Ravena to say the Boat House if this project was to go through?

Supervisor Ruso: That's one of our thoughts.

Elisabeth Dubois: And then another \$2 million to continue on through Main and Mill Streets because I know tons of my neighbors, I've had these discussions with most of the hamlet and it's a lot of people are for it.

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Supervisor Ruso: Let me ask you because I know some people in your various close environments there, what's your water like? Yours?

Emily Dubois: Mine?

Supervisor Ruso: Yeah, you got water at your house or not?

Emily Dubois: I just really moved in so I can't really speak to it and I'm a single individual, so I don't use that much water.

Supervisor Ruso: So, it's working fine. Did you have an assessment done when you bought the house on your well? I did.

Emily Dubois: I did, yes. I can tell further down you go Main Street or Mill Street a lot of us have issues so I speak not just for myself but for the entire community here.

Supervisor Ruso: Well, I thought I'd hear about yours. It's very complex and those who have been here a lengthy time know that we have some issue and I'm very worried about it and it's those that have water vote 'no'.; Those that don't have water vote 'yes' and we went through two votes already. Cost the Town Engineering fees and otherwise a lot of money and guess what we got for it? Nothing. So, I'm cautions here and if I had a good feel for what people wanted, then I'd certainly I'd feel better about it.

Elisabeth Dubois: If people choose to opt out that's their right.

Supervisor Ruso: Well, that's what I'm trying to find a way to do. See the problem is when you create a district, you're in the district. So, there are fees with you being in the district. One, the O&M cost, O&M costs include fire hydrants and pipes and anything that breaks along the way. Hopefully with a new system nothing's gonna break for a while, but you still gotta charge everybody. In the Water District No. 2, everyone is charged \$20 a quarter, \$80 a year. If you don't have water, let's say you opt out, you're still gonna have that \$80 a year charge.

Elisabeth Dubois: It would be the same as sewage though for those that didn't hook up to the sewage line all those years. They have to pay the sewage fee.

Supervisor Ruso: I think that's two points, yeah something like that.

Elisabeth Dubois: There's not many, but there's still people that didn't so...

Supervisor Ruso: There's two points and then of course there is the bond payment. So, if we have \$3 million and it costs \$1.3 million more just to get to the Boat House, where does the \$1.3 million come from? It comes from the users from the Creek basically all the way to the Boat House.

Deputy Supervisor Dellisanti: Parcels.

Supervisor Ruso: The parcels excuse me, and there's about 40 of them. Forty people are gonna pay \$1.3 million.

Resident: Over 30 years.

Supervisor Ruso: That's true.

Councilmember Downes: We'll that's just the first part.

Supervisor Ruso: Well, \$40 million just to use a rough idea here, 40 users are in Water District 2, and the cost of that bond payment is \$25,025 a year. So if you're taking \$1.3 million, so you roughly multiply -- that was for \$300,000 bond -- so multiply it by at least four so the bond payments are gonna be about \$100,000 a year for 40 people. So how much is that? That's \$2,000 per parcel. Okay and if you have water, what's your vote?

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Elisabeth Dubois: I would vote for it.

Supervisor Ruso: Well, you would I know, but your next-door neighbor... That's what I worry about, and I should be worried about that.

Elisabeth Dubois: If you really want to grow the community, we want...

Supervisor Ruso: There's a lot of choices and a lot of topics to discuss here. The last time we did this the Town paid for the Engineering setup even though the people who live five miles away would never get any benefit by it. Okay, that is subject to a referendum and when we vote for this this is a permissive referendum and when we vote for this I will tell the Townpeople this is a permissive referendum and I worry about that too. Why? Because the people who live out five miles from where you live have to pay an Engineering fee so that you can have water. Guess what they're gonna say? How much are you gonna pay for my well when it goes bad? I heard that 50 times easily. In fact, just so you know \$3 million, we can get water to more homes by digging everybody a new well for 300 people so I can serve more people by putting a well on their property. I mean there's a lot of questions here, so we would like to have the project go forward so I share that with you. I don't know how far we can go and how much we can bond. Don't know. So, we'll have to talk about securing a few things and, of course, don't forget there are competing projects, but thank you.

Elisabeth Dubois: Thank you.

Ann Marie Vadney: You kind of answered my questions because my question was if we were going to spend that much money to go to the Boat House project wouldn't it be financially smart to go a little further and take care of the water problems of the other people in the hamlet?

Supervisor Ruso: Like I said going down Main Street is another \$1 million to roughly Church Street.

Ann Marie Vadney: And all of the other issues I understand what's involved because I remember at the last time we tried to do that, but if there was any way. I mean I have property in Schodack and they have a Water District now and I did not hook up to it because my property is one of the few places that has excellent water and an excellent supply of water, but I don't get charged anything so I'm wondering...

Councilmember Downes: We just went through it, just went through it with Sheller Park and the people are not happy that when the Thruway caved in, they don't get any water but they're still having to pay for that whole Thruway...

Ann Marie Vadney: Yeah, and I understand that.

Councilmember Downes: Right, I think even if people say they're gonna opt out, they're still gonna be mad if they have to pay for something...

Ann Marie Vadney: Of course they are, but what I'm saying though is, I will actually call Schodack and find out how they did this then because they're not charging me anything. It runs right by my property. So how did they do that and why aren't they charging me? I will find out.

Supervisor Ruso: Don't know, don't know, don't know. It might be like I described earlier when you have a particular project that's gonna take on the cost, might be like that.

Ann Marie Vadney: Yes, and that could be it.

Supervisor Ruso: But I can't speak of what project...

Councilmember Kash: For a Water District it's forward looking to have the O&M so that when the Thruway caves in you actually have at least a small pot of money.

Supervisor Ruso: But the O&M was we found out Water District No. 2, the O&M was insufficient, and we had within two months of Nick being the Supervisor, I was on the Town

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Board, we have a \$9,500 bill for a fire hydrant. We've got \$1,200 in the bank. Where did the money come from? The O&M was supposed to build up so that when something like that goes bad. That's just normal stuff. Let's move on but thank you everybody for your comments.

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 112-2024
AUGUST 26, 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-08-01 to 2024b-08-30, it is

RESOLVED that the Supervisor is hereby authorized to pay claims 2024b-08-01 to 2024b-08-30.

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

Motion by Supervisor Ruso seconded by Councilmember VanEtten

AYES: Ruso, Kash, Downes, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

General \$33,660.97, Highway \$3,896.49, Sewer 2 \$169.94, Total \$37,727.40

Adjournment

Motion by Councilmember Downes seconded by Councilmember VanEtten, the meeting was adjourned at 8:29 PM

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

Respectfully Submitted,

Barbara M. Finke RMC CTO
Town Clerk