TOWN OF NEW BALTIMORE, COUNTY OF GREENE
TOWN BOARD REGULAR MEETING

AUGUST 10, 2026
AGENDA

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

Pledge of Allegiance

Approval of Minutes:

- July 13, 2026 Meeting Minutes

Presentation by Love's Travel Plaza Project - proposed for site next to Camping World addressing connection to sewer and water, as well as the overall site plan.

Supervisor's Report

Public Comment Period:

Discussion Topics/Updates/Motions made by Board Members

Old Business:

- Resolution to authorize the Town Highway Superintendent to contract for repairs to the Town's 1990, Case/International roadside mowing tractor
- Resolution for the Town Board to transfer funds received from Greene County as part of the County's support for our Nations's 250th Anniversary Year, from the General Fund to the appropriate accounts

New Business:

- **Resolutions:**
  - Resolution to accept the resignation of Building, Planning and Zoning Clerk (BPZ), April Krein
  - Resolution to reimburse Grace Morrell for items created for the Annual Veterans' and Seniors' picnics that honor the 250th Anniversary of our Nation
  - Resolution to update the Town Procurement Policy

Upcoming Meetings:

- Planning Board Meeting, August 13, 2026 at 7:00 pm, New Baltimore Town Hall
- Town Board Work Meeting, August 24, 2026 at 7:00 pm, New Baltimore Town Hall
- Comprehensive Plan/Zoning Code (CPZC) Special Committee Meeting, August 25, 2026 at 6:30 pm, Cornell Hook and Ladder Firehouse, Gill Road, New Baltimore, NY 12124
- Zoning Board of Appeals Meeting, September 2, 2026 at 7:00 pm New Baltimore Town Hall
- Annual 2026 Seniors Picnic, Wednesday, September 9, 1:00 -3:00 at Wyche Park; Rain location is the Medway/Grapeville Firehouse.
- Planning Board Meeting, September 10, 2026 at 7:00 pm, New Baltimore Town Hall
- Town Board Regular Meeting, September 14, 2026 at 7:00 pm, New Baltimore Town Hall
- Town Board Work Meeting, September 24, 2026 at 7:00 pm, New Baltimore Town Hall

Audit of Claims

- Resolution to authorize the Supervisor to pay the audited 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. 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. <u>All speakers and individuals attending the meeting</u> 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.

****** This policy will be amended by Majority vote of the Town Board ******

TOWN BOARD REGULAR MEETING
TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087
August 10, 2026 – Page 1

OPENING OF WORK MEETING

Supervisor Taber opened the meeting at 7:02 PM and the Pledge of Allegiance was said. Also attending Councilmembers Faul, Ferry, Kash, and Sottolano; Norah Murphy, Esq.; Town Clerk Finke; and 12 members of the public who signed the attendance book. Absent: Highway Superintendent VanWormer

Adoption of Minutes

The July 13, 2026, Town Board Regular Meeting submitted by Town Clerk Finke, Motion by Supervisor Taber seconded by Councilmember Faul
AYES: Taber, Faul, Ferry, Kash, Sottolano
NAYS:
ABSTAIN:
ABSENT:
Motion Carried

Love's Travel Plaza Presentation

Representatives of Love's Travel Stops and Country Stores, including Terresa Bakner of Whiteman, Osterman & Hanna LLP**,** Steve Walters, Real Estate Project Manager for Love's, and Frank Palumbo, Professional Engineer with CT Male, provided the Town Board with an overview of the proposed Love's Travel Plaza at 12634 Route 9W, near Thruway Exit 21B. The proposed project would utilize approximately 7.23 acres of the existing 24.7-acre Camping World property. The site is located in a Commercial zoning district, where automobile service stations and restaurants are permitted subject to site plan approval. Love's is preparing an application for site plan and subdivision review by the Planning Board. A traffic study has been completed and submitted to NYSDOT for review.

The proposed facility would include a convenience store, restaurant, automobile and diesel fueling areas, truck parking, and amenities including showers and laundry facilities. The facility is expected to operate 24 hours a day. The project was described as an approximately $22 million investment, with an estimated 40 to 60 employees, with the majority expected to be full-time positions. The representatives stated that the project is primarily intended to serve highway and truck traffic, with the majority of truck traffic expected to enter and exit in connection with the Thruway.

Traffic concerns were discussed, particularly congestion and left-turn movements along Route 9W. Love's representatives stated that the traffic study evaluated existing traffic conditions and anticipated project-generated traffic and did not identify serious level-of-service concerns. The study has been submitted to NYSDOT for technical review, and any recommendations regarding turn lanes, roadway improvements, or other traffic-control measures will be addressed as part of that review. Love's representatives indicated that any improvements required as a result of the project would be funded by the developer.

The Board also asked about lighting impacts to neighboring properties. Love's representatives stated that a photometric study is completed for each store and that the proposed facility would use LED lighting. If the study identifies areas requiring modification, shielding or "blinders" would be installed to reduce impacts to neighboring properties.

Regarding environmental considerations, the project has been designed to avoid identified wetlands. The project engineers stated that stormwater would be managed

through a stormwater pollution prevention plan designed in accordance with NYSDEC standards, with stormwater collected and directed to designated areas on the site.

A significant portion of the discussion concerned water and sewer infrastructure. Love's representatives stated that they have been working with the Village of Coxsackie and Delaware Engineering to determine available capacity and the most appropriate method of serving the property. Several alternatives for extending the water system are being evaluated, including a potential new crossing beneath the NYS Thruway. The final alignment and design have not yet been determined. The Board specifically discussed whether the proposed infrastructure could provide future benefits or service opportunities for nearby properties, including residents in the Scheller Park area. Love's representatives indicated that the final design would consider future connections, ystem capacity, pipe sizing, and potential redundancy where feasible. For sewer service, Love's representatives stated that the project has received an allocation of up to 10,000 gallons per day from previously allocated capacity associated with the Greene County Industrial Park. The representatives explained that the project would still require inclusion within the appropriate Town sewer district and that the Village of Coxsackie and NYSDEC would continue to oversee available wastewater treatment capacity. The proposed sewer system would utilize a combination of gravity and pumping, including a required pump crossing beneath the Thruway. The engineers indicated that the system would be designed, where possible, to facilitate future connections by adjacent properties.

The Board questioned the proposed financing of the water and sewer infrastructure and whether a Payment in Lieu of Taxes (PILOT) agreement or other arrangement would be used. Love's representatives explained that the current proposal involves a PILOT through the Greene County Industrial Development Agency (IDA) that would apply to a portion of the water and sewer infrastructure costs rather than the full approximately $22 million project investment. The total estimated cost of the water and sewer improvements was discussed as approximately $3 to $4 million. Love's would initially front the cost of the infrastructure, with the PILOT intended to offset a portion of those costs.

Concerns were addressed regarding the Town's share of benefits from a PILOT arrangement and emphasized the importance of ensuring that the Town and its residents receive meaningful infrastructure and economic benefits from the project. The parties discussed prior conversations regarding potential Town contributions toward infrastructure and noted that the proposed financing structure had evolved. Love's representatives stated that they were currently preparing the IDA application and that the Town and other affected municipalities would have an opportunity to participate and comment as part of the IDA review process.

The Board also discussed the anticipated timeline for the project. Love's representatives indicated that the project would likely require an additional six to nine months of review and coordination with the involved agencies, with the goal of beginning construction within approximately one year, subject to receiving the necessary approvals.

The Board requested continued communication with Love's representatives as the project progresses and expressed interest in participating in future discussions concerning the proposed water and sewer infrastructure and potential benefits to the Town. Love's representatives indicated that they would continue working with the Planning Board, Delaware Engineering, the Village of Coxsackie, NYSDOT, and the Greene County IDA as the application moves forward.

Public Comment

Bill MacDonald addressed the Board regarding his previous requests concerning what he described as the misappropriation of personal records. Mr. McDonald stated that he had previously requested, both verbally and in writing, that the matter be referred to the Town's Ethics Board and expressed concern that he had not received a formal response from the Town Board.

The Board explained that the matter had been taken seriously and that research had been conducted regarding the status and existence of the Town's Ethics Board. It was noted that although a resolution establishing an Ethics Board had previously been adopted, the Board was attempting to determine its current status and membership, as the available records appeared to date back several years. Community members provided additional information regarding the prior Ethics Board and its members.

Given the length of time that had passed, he believed it was reasonable to receive a written response from the Town Board regarding the status of his request. He requested a response within two weeks and stated that he would consider taking further action if he did not receive a response.

Veterans' Picnic and Community Outreach
Approximately 48 veterans and family members attended and had a good time. Representatives from Greene County attended provided informational materials which will be made available to residents, and veterans' resources and events will be shared on its website and Facebook page. The Board discussed ways to provide information to homebound veterans while respecting their privacy and allowing them to voluntarily contact the Town if they wish to participate in Town activities or receive assistance.

Rob VanEtten recognized the Town's Veterans monument and the community members and businesses who contributed materials, labor, and services toward its installation. It was noted that the monument was provided at minimal cost to the Town due to community donations and volunteer efforts led by Shelly VanEtten.

The Board also briefly discussed a reported hate-related incident that occurred in the Town over the weekend, the matter had been brought to the attention of the New York State Police and County officials, and additional follow-up would be conducted.

OLD BUSINESS

RESOLUTION 110-2026
AUGUST 10, 2026

RESOLUTION TO AUTHORIZE THE TOWN HIGHWAY SUPERINTENDENT TO CONTRACT FOR REPAIRS TO THE TOWN'S 1990, CASE/INTERNATIONAL ROADSIDE MOWING TRACTOR

Whereas Resolution 107-2026 authorized Highway Superintendent Alan Van Wormer to bid up to $10,000 on a roadside mowing tractor available on Auction International to replace the Town's failed 1990, Case/International roadside mowing tractor, purchased in 2014, since the Highway Department crew was unable to repair the tractor;

Whereas the Town was outbid in the auction;

Whereas the cost of a new tractor would be approximately $100,000 and renting a tractor for one month would cost $8200.00 per month;

Whereas Salem Farm Supply, a sole source dealer and repairs for Case/International equipment in our area gave the Highway Superintendent a quote of $5000.00 to separate the tractor from the mower and install a new Clutch in the tractor; and

Whereas the highway department will remove the mower from the tractor prior to bringing it to Salem Farm Supply, in order to lower the cost of the quote further to approximately $4000; and; now, therefore, be it

Resolved that the Town Board authorizes the Highway Superintendent to engage Salem Farm Supply to repair the aforementioned roadside mower.

Motion by Supervisor Taber seconded by Councilmember Ferry
AYES: Taber, Faul, Ferry, Kash, Sottolano
NAYS:
ABSTAIN:
ABSENT:
Motion Carried

RESOLUTION 111-2026
AUGUST 10, 2026

RESOLUTION FOR THE TOWN BOARD TO TRANSFER FUNDS RECEIVED FROM GREENE COUNTY AS PART OF THE COUNTY'S SUPPORT FOR OUR NATIONS'S 250TH ANNIVERSARY YEAR, FROM THE GENERAL FUND TO THE APPROPRIATE ACCOUNTS

Whereas the Office of Greene County Administrator, Shaun Groden provided $2500 to Towns in the county for the purpose of holding events throughout the year to celebrate the 250th Anniversary of our Nation;

Whereas the Town of New Baltimore received $2500 for that purpose per Resolution 49-2026;

Whereas the Town appropriately deposited those funds in the General Fund;

Whereas a 250th celebration theme is being carried through to the Town's annual Veteran's and Seniors events; now, therefore, be it

Resolved that the $2500 monies from Greene County, intended to be used for 250th celebration expenses, shall be redistributed/transferred as follows:

- $1,000 shall be transferred from the General Fund to the Town's Cultural Events Fund to cover expenses approved by Resolution 49-2026; and
- $750 shall be transferred from the General Fund to the Town's Veteran's Services account (A6510.4); and
- $750 shall be transferred from the General Fund to the Town's · Programs for the Aging account (A6772.4)

Motion by Supervisor Taber seconded by Councilmember Sottolano
AYES: Taber, Faul, Ferry, Kash, Sottolano
NAYS:
ABSTAIN:
ABSENT:
Motion Carried

NEW BUSINESS

RESOLUTION 112-2026
AUGUST 10, 2026

RESOLUTION TO ACCEPT THE RESIGNATION OF BUILDING, PLANNING AND ZONING CLERK (BPZ), APRIL KREIN

Whereas, April Krein has submitted a letter of resignation from her position as the Town of New Baltimore's BPZ clerk and indicating that her last work day for the Town will be August 20, 2026; now, therefore, be it

Resolved that the Town Board of the Town of New Baltimore accepts the resignation of April Krein.

Motion by Supervisor Taber seconded by Councilmember Sottolano
AYES: Taber, Faul, Ferry, Kash, Sottolano
NAYS:
ABSTAIN:
ABSENT:
M**otion Carried**

Discussion
Board member Faul noted that the Town is currently short several employees and discussed the importance of examining employee retention and determining what measures may be taken to retain employees.

RESOLUTION 113-2026
AUGUST 10, 2026

RESOLUTION TO REIMBURSE GRACE MORRELL FOR ITEMS CREATED FOR THE ANNUAL VETERANS' AND SENIORS' PICNICS THAT HONOR THE 250TH ANNIVERSARY OF OUR NATION

Whereas the Town of New Baltimore approved the support of activities throughout the year that honor the 250th Anniversary of our Nation with Resolution 49-2026;

Whereas a sole source artisan, Grace Morrell, designed and produced a total of 150 coasters with a theme honoring and celebrating the 250th at a cost of $1350; and

Whereas that cost will be covered by the funds provided by the Office of Greene County Administrator, Shaun Groden; now, therefore, be it

Resolved, that the Town Board of the Town of New Baltimore, approves the reimbursement amount of $1350 to sole source artisan Grace Morrell.

Discussion
Ken Finke asked for clarification regarding the source of funds for the $1,350 reimbursement and whether it would be taken from the $2,500 provided by Greene County for 250th anniversary activities. The Board clarified that the reimbursement would be paid from the Town's General Fund. Discussion followed regarding the intended use of the $2,500 County allocation and that the funds were intended to support activities throughout the year in recognition of the nation's 250th anniversary, rather than being limited solely to Fourth of July activities.

Motion by Supervisor Taber seconded by Councilmember Faul
AYES: Taber, Faul, Ferry, Kash, Sottolano
NAYS:
ABSTAIN:
ABSENT:
Motion Carried

RESOLUTION 114-2026
AUGUST 10, 2026

RESOLUTION TO UPDATE THE TOWN PROCUREMENT POLICY

Whereas the increase of the monetary threshold for purchase contracts under New York State, General Municipal Law (GML) from $10,000 to $20,000 took effect on June 22, 2010, when Chapter 56 of the Laws of 2010 became law; and

Whereas the Town Procurement Policy has, to date, still cites GML as reference for using the aforementioned $10,000 limit; now, therefore, be it

Resolved that the Town Board approves the updating/correction of the Town of New Baltimore Procurement Policy to state the monetary threshold for purchase contracts that are subject to competitive bidding to be $20,000, and

Be it further Resolved that the increase in the monetary threshold necessitates that an additional category, of $10,000 to $20,000 and an adjustment to the required number of quotes/bids be added for the requirements for competitive bidding, as follows:

- $2,500 to $10,000 — A written RFP and written/fax/email quotes from at least 2 vendors
- $10,000 to $20,000 — A written RFP and written/fax/email quotes from at least 3 vendors

Motion by Councilmember Sottolano seconded by Councilmember Faul
AYES: Taber, Faul, Ferry, Kash, Sottolano
NAYS:
ABSTAIN:
ABSENT:
Motion Carried

Upcoming Meetings:

- Planning Board Meeting, August 13, 2026 at 7:00 pm, New Baltimore Town Hall
- Town Board Work Meeting, August 24, 2026 at 7:00 pm, New Baltimore Town Hall
- Comprehensive Plan/Zoning Code (CPZC) Special Committee Meeting, August 25, 2026 at 6:30 pm, Cornell Hook and Ladder Firehouse, Gill Road, New Baltimore, NY 12124
- Zoning Board of Appeals Meeting, September 2, 2026 at 7:00 pm New Baltimore Town Hall
- Annual 2026 Seniors Picnic, Wednesday, September 9, 1:00 -3:00 at Wyche Park; Rain location is the Medway/Grapeville Firehouse.
- Planning Board Meeting, September 10, 2026 at 7:00 pm, New Baltimore Town Hall
- Town Board Regular Meeting, September 14, 2026 at 7:00 pm, New Baltimore Town Hall
- Townwide Yard Sale, Saturday, September 19, 2025
- Town Board Work Meeting, September 24, 2026 at 7:00 pm, New Baltimore Town Hall

RESOLUTION 115 -2026
August 10, 2026

RESOLUTION TO AUTHORIZE SUPERVISOR TO PAY THE 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 2026-08-01 to 2026-08-27; now, therefore, be it

Resolved, that the Supervisor is hereby authorized to pay claims 2026-08-01 to 2026-08-27; and

Be it further resolved, that the Town Clerk will prepare an abstract and hold it for public review until September 30, 2026.

Motion by Supervisor Taber seconded by Councilmember Sottolano
AYES: Taber, Faul, Ferry, Kash, Sottolano
NAYS:
ABSTAIN:
ABSENT:
Motion Carried

General $8,169.70, Highway $4,512.22, Sewer 1 $2,551.13, Water 2 $850.00, Street Lighting 1 $2,018.33, Street Lighting 2 $270.85, Ambulance 1 $38,000, Total $56,419.43

Adjournment
On a Motion by Supervisor Taber seconded by Councilmember Kash the meeting was adjourned at 8:30 PM

AYES: Taber, Faul, Ferry, Kash, Sottolano
NAYS:
ABSTAIN:
ABSENT:
Motion Carried

Respectfully Submitted,

Barbara M. Finke, RMO, CTO
Town Clerk