

6:45 PM Public Hearing on Local Law 1 of 2025, a Local Law to Establish a New Schedule of Real Property Tax Exemptions for Persons Sixty-Five (65) Years of Age or Over and Persons with Disabilities and Limited Incomes

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

**JANUARY 13, 2025
AGENDA**

Please silence cell phones while the meeting is in progress.

Pledge of Allegiance

Approval of Minutes

- December 23, 2024 Town Board Work Meeting

Public Comment Period

New Business

- Resolution to Adopt Local Law 1 of 2025, A Local Law to Establish a New Schedule of Real Property Tax Exemptions for Persons Sixty-Five (65) Years of Age or Over and Persons with Disabilities and Limited Incomes
- Resolution to Establish Sewer District #1 Use Charges for 2025
- Resolution to Establish Water District #2 Use Charges for 2025
- Resolution to Establish Water District #3 Use Charges for 2025
- Resolution to Amend Points for Parcels in Sewer District #1
- Resolution to Authorize the Town Supervisor to Sign an Agreement for Escrow Account
- Resolution to Authorize Purchase of a Cell Phone for the Part-Time Code Enforcement Officer/Data Collector
- Resolution to Authorize the Town Board to Approve Installment Payments for the Medway-Grapeville Fire District and New Baltimore Fire District Budgets in 2025

Upcoming Meetings

- January 20, 2025 Town Offices Closed for Martin Luther King Jr. Day
- January 27, 2025 Town Board Work Meeting at 7 PM
- February 5, 2025 Zoning Board of Appeals Meeting at 7 PM
- February 10, 2025 Town Board Regular Meeting 7 PM
- February 13, 2025 Planning Board Meeting at 7 PM
- February 17, 2025 Town Offices Closed for Presidents' Day
- February 24 2024 Town Board Work Meeting at 7 PM

Community Events

Audit of Claims

Adjournment

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

GUIDELINES FOR PUBLIC CONDUCT DURING TOWN BOARD MEETINGS

1. The Supervisor shall preside at the meetings of the Town Board. In the absence of the Supervisor, the Deputy Supervisor shall be the acting Supervisor. In the event both the Supervisor and the Deputy Supervisor are absent, the other members shall designate one of their members to act as temporary chairman. A majority of the Board shall constitute a quorum for the transaction of business, but a lesser number may adjourn.
2. Town residents who wish to speak shall fill out a card at the entrance of the meeting room listing their name, contact information, and the subject matter in which they would like to speak. These cards will be collected prior to the beginning of the Town Board meeting and given to the Town Supervisor or Deputy Supervisor in the absence of the Supervisor.
3. Speakers must be recognized by the presiding officer and then proceed to the lectern and state their name and address. They must limit their remarks on official town business to up to three minutes. 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 and individuals attending the meeting 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 OF NEW BALTIMORE **Draft 1/16/2025**
COUNTY OF GREENE **Adopted 1/27/2025**
PUBLIC HEARING ON LOCAL LAW 1 OF 2025, A LOCAL LAW TO ESTABLISH A
NEW SCHEDULE OF REAL PROPERTY TAX EXEMPTIONS FOR PERSONS
SIXTY-FIVE (65) YEARS OF AGE OR OVER AND PERSONS WITH
DISABILITIES AND LIMITED INCOMES
TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087
JANUARY 13, 2025 – Page 1

Supervisor Ruso opened the Public Hearing at 6:54 PM. Also attending Councilmembers Downes, Sottolano, VanEtten; Deputy Supervisor Dellisanti; Town Clerk Finke; and 4 members of the public who signed the attendance book. Absent: Councilmember Kash and Highway Superintendent VanWormer

The Town Board of the Town of New Baltimore will hold a Public Hearing on January 13, 2025 at 6:45 PM at the Town Hall, 3809 County Route 51, Hannacroix, New York to hear those members of the public who wish to be heard regarding proposed Local Law 1 of 2025, A Local Law to establish a new schedule of real property tax exemptions for persons sixty-five (65) years of age or over and persons with disabilities and limited income. By order of the Town Board Barbara Finke, Town Clerk

SECTION 1. This Local Law is adopted pursuant to the authority of Real Property Tax §459© and §467. All definitions, terms and conditions of such statute shall apply to this Local Law and are incorporated herein.

SECTION 2. Local Law #5 of 2023 is HEREBY REPEALED.

SECTION 3. The Town Board of the Town of New Baltimore will follow the Greene County Senior Citizen Tax Exemption and hereby establishes the following sliding scale of property tax exemptions for real property owned by persons sixty-five (65) years of age or over and for real property owned by a person with a disability whose income is limited by such disability, and used as the legal residence of such person, based on the income limits set forth below:

<u>Maximum Income Limit</u>	<u>Property Tax Exemption</u>
\$36,000.00	50%
\$36,000.01-\$36,999.99	45%
\$37,000.00-\$37,999.99	40%
\$38,000.00-\$38,999.99	35%
\$39,000.00-\$39,899.99	30%
\$39,900.00-\$40,799.99	25%
\$40,800.00-\$41,699.99	20%
\$41,700.00-\$42,599.99	15%
\$42,600.00-\$43,499.99	10%
\$43,500.00-\$44,399.99	5%

SECTION 4. Any person who qualifies for a property tax exemption as a person with a disability shall not be eligible for a property tax exemption as a person who is sixty-five (65) years of age or over.

SECTION 5. The maximum income limit set forth in Section 3 above shall be offset by medical and prescription drug expenses actually paid which are not reimbursed or paid for by insurance.

SECTION 6. This Local Law shall take effect immediately upon its filing in the Office of the Secretary of State.

Ellie Alfeld submitted to the Board a copy of the *Times Union* notice pertaining to the figures of the exemption and pointed out they were not the same in the December resolution the Town Board adopted prior to the Public Hearing. Supervisor Ruso clarified it was Greene County who sent the numbers. Ellie Alfeld added that the difference is \$1,000 and the numbers to her would be last year's numbers and then \$36,000 was mentioned. Michelle Storm Esq. explained that the

TOWN OF NEW BALTIMORE **Draft 1/16/2025**
COUNTY OF GREENE **Adopted 1/27/2025**
PUBLIC HEARING ON LOCAL LAW 1 OF 2024, A LOCAL LAW TO ESTABLISH A
NEW SCHEDULE OF REAL PROPERTY TAX EXEMPTIONS FOR PERSONS
SIXTY-FIVE (65) YEARS OF AGE OR OVER AND PERSONS WITH
DISABILITIES AND LIMITED INCOMES
TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087
JANUARY 13, 2025 – Page 2

article states that the County is amending their old law to increase the maximum income limit from \$35,100 to \$36,000 and that the Town's local law begins at \$36,000.

Without further comment, Supervisor Ruso closed the Public Hearing at 7:01 PM.

Respectfully Submitted,

Barbara M. Finke RMC CTO
Town Clerk

TOWN OF NEW BALTIMORE **Draft 1/16/2025**
COUNTY OF GREENE **Adopted 1/27/2025**
TOWN BOARD REGULAR MEETING
TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087
JANUARY 13, 2025 – Page 1

Supervisor Ruso opened the meeting at 7:01 PM and the Pledge of Allegiance was said. Also attending Councilmembers Downes, Sottolano, VanEtten; Deputy Supervisor Dellisanti; Town Clerk Finke; and 5 members of the public who signed the attendance book. Absent: Councilmember Kash and Highway Superintendent VanWormer

ADOPTION OF MINUTES

The December 23, 2024 Town Board Regular Meeting Minutes submitted by Town Clerk Finke, Moved by Supervisor Ruso and was seconded by Councilmember Downes. The adoption of the foregoing Motion was duly put to a vote and the vote was as follows:

AYES: Ruso, Downes, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Kash

Motion Carried

Public Comment Period

Supervisor Ruso explained to Mr. Vadney that there is one card per meeting for three minutes and he could choose the card he preferred. Harold Vadney said that an amendment to the Guidelines was snuck in. Supervisor Ruso answered that it was done in public. Harold Vadney asked if there was a resolution. Supervisor Ruso explained that there was a resolution at the Town Organizational Meeting on January 1. Mr. Vadney didn't notice it listed in our resolutions for the Organizational Meeting. Supervisor Ruso pointed out that it was Resolution 37 or 38. Harold Vadney said that he thought the Board was restricting public comment in an effort to not understand what is going on in the community. He further said that on December 9, 2024 he addressed a problem with the Town Clerk's mistaken interpretation of the FOIL law and refusal to provide copies or audio recordings in the format requested which is a violation, unlawful refusal, and that the law states that she must provide the copies requested in the format requested and that the Committee on Open Government informed him there is no basis for charging for those copies as they were not provided in the format requested. He mentioned that due to time constraints, the case citations from the Department of State response to his inquiry would be provided by email and he expects a full refund of fees paid. He indicated he requested that the audio be provided in digital format but were copied on obsolete magnetic cassette. He further stated that the Town Clerk did not contact him with information regarding the copying or any fees of the copying despite that his FOILS state that he wants digital. He noted that the Town Board has cards there, the Town Board has been playing loopy-goopy with the law, they have been making shortcuts, involving the Town in unlawful behavior or conduct of official and government business, it is intolerable, the ignorance is astounding, and this most recent step in these amendments. His New Year's resolution is to be up the Town Board's nose this entire year and to be assured he will be on their tracks every step of the way, that the Town Board is ridiculous and that it is really sickening what they do.

New Business

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 39-2025

JANUARY 13, 2025

RESOLUTION TO ADOPT LOCAL LAW 1 OF 2025
A LOCAL LAW TO ESTABLISH A NEW SCHEDULE OF REAL PROPERTY TAX
EXEMPTIONS FOR PERSONS SIXTY-FIVE (65) YEARS OF AGE OR OVER
AND PERSONS WITH DISABILITIES AND LIMITED INCOMES

BE IT ENACTED by the Town Board of the Town of New Baltimore, as follows:

TOWN OF NEW BALTIMORE **Draft 1/16/2025**
COUNTY OF GREENE **Adopted 1/27/2025**
TOWN BOARD REGULAR MEETING
TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087
JANUARY 13, 2025 – Page 2

SECTION 1. This Local Law is adopted pursuant to the authority of Real Property Tax §459© and §467. All definitions, terms and conditions of such statute shall apply to this Local Law and are incorporated herein.

SECTION 2. Local Law #5 of 2023 is HEREBY REPEALED.

SECTION 3. The Town Board of the Town of New Baltimore will follow the Greene County Senior Citizen Tax Exemption and hereby establishes the following sliding scale of property tax exemptions for real property owned by persons sixty-five (65) years of age or over and for real property owned by a person with a disability whose income is limited by such disability, and used as the legal residence of such person, based on the income limits set forth below:

<u>Maximum Income Limit</u>	<u>Property Tax Exemption</u>
\$36,000.00	50%
\$36,000.01-\$36,999.99	45%
\$37,000.00-\$37,999.99	40%
\$38,000.00-\$38,999.99	35%
\$39,000.00-\$39,899.99	30%
\$39,900.00-\$40,799.99	25%
\$40,800.00-\$41,699.99	20%
\$41,700.00-\$42,599.99	15%
\$42,600.00-\$43,499.99	10%
\$43,500.00-\$44,399.99	5%

SECTION 4. Any person who qualifies for a property tax exemption as a person with a disability shall not be eligible for a property tax exemption as a person who is sixty-five (65) years of age or over.

SECTION 5. The maximum income limit set forth in Section 3 above shall be offset by medical and prescription drug expenses actually paid which are not reimbursed or paid for by insurance.

SECTION 6. This Local Law shall take effect immediately upon its filing in the Office of the Secretary of State.

Motion by Supervisor Ruso seconded by Councilmember VanEtten

AYES: Ruso, Downes, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Kash

Motion Carried

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 40-2023
JANUARY 13, 2025

RESOLUTION TO ESTABLISH SEWER DISTRICT #1
USE CHARGES FOR 2025

BE IT RESOLVED that the Town Board of the Town of New Baltimore establish the following fees in accordance with the 2025 Budget for Sewer District #1:

Debt Service	\$26.58
Operation and Maintenance	\$43.08

TOWN OF NEW BALTIMORE **Draft 1/16/2025**
COUNTY OF GREENE **Adopted 1/27/2025**
TOWN BOARD REGULAR MEETING
TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087
JANUARY 13, 2025 – Page 3

Motion by Supervisor Ruso seconded by Councilmember Downes

AYES: Ruso, Downes, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Kash

Motion Carried

Supervisor Ruso pointed out that the cost to a typical home is up by about \$22.

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 41-2025
JANUARY 13, 2025

RESOLUTION TO AMEND POINTS FOR PARCELS IN SEWER DISTRICT #1

WHEREAS the Town Board examined data regarding points assessed for all parcels in Sewer District #1, and

WHEREAS the following parcel were discovered to have apparent errors related to the points assigned:

7.08-1-7.1 – 10 Points to 20 Points
7.16-2-18 – 20 Points to 30 Points
7.16-3-39 – 10 Points to 20 Points
7.16-3-5 – 20 Points to 30 Points
7.16-3-51 – 20 Points to 30 Points
7.16-4-17.12 – 10 Points to 20 Points

THEREFORE, BE IT RESOLVED that upon providing appropriate opportunity for the owners of above-mentioned parcels to appeal these new points that such points will be added to their charges.

Motion by Supervisor Ruso seconded by Councilmember Sottolano

Supervisor Ruso thanked Councilmember Sottolano for her assistance in trying to examine changes in parcels. There had been a parcel with two dwellings on the same parcel being charged for one and some changes from lot line adjustments to include parcels where the dwelling was formerly a one-family now is two-family. There are only six changes at this point, and there may be more to be found, and this has taken a great deal of time and effort.

AYES: Ruso, Downes, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Kash

Motion Carried

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 42-2025
JANUARY 13, 2025

**RESOLUTION TO AUTHORIZE THE TOWN SUPERVISOR TO SIGN AN
AGREEMENT FOR ESCROW ACCOUNT**

TOWN OF NEW BALTIMORE **Draft 1/16/2025**
COUNTY OF GREENE **Adopted 1/27/2025**
TOWN BOARD REGULAR MEETING
TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087
JANUARY 13, 2025 – Page 4

WHEREAS the Town Planning Board has identified the need for engineering and legal services to assist in review of the project being proposed for the “Land and Lakes” development, and

WHEREAS the Town Planning Board has requested that the town establish an escrow account funded by the developer to pay for such legal and engineering services,

THEREFORE, BE IT RESOLVED that the Town Board hereby approves the establishment of an Escrow Account with Bank of Greene County.

Motion by Supervisor Ruso seconded by Councilmember Downes

Ellie Alfeld asked the amount of the escrow.

AYES: Ruso, Downes, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Kash

Motion Carried

Supervisor Ruso noted that he will be establishing the account and the deposit will depend on the amount of their check and the suggestion was \$5,000.

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 43-2025
JANUARY 13, 2025

**RESOLUTION TO AUTHORIZE PURCHASE OF A CELL PHONE FOR THE
PART-TIME CODE ENFORCEMENT OFFICER/DATA COLLECTOR**

WHEREAS the Town has hired a Part-Time Code Enforcement Officer/Data Collector in December of 2024,

THEREFORE, BE IT RESOLVED that the Town Board hereby approves the purchase and establishment of a cell phone for the new Part-Time Code Enforcement Officer/Data Collector.

Supervisor Ruso seconded by Councilmember VanEtten

AYES: Ruso, Downes, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Kash

Motion Carried

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 44-2025
JANUARY 13, 2025

**RESOLUTION TO AUTHORIZE THE TOWN BOARD TO APPROVE
INSTALLMENT PAYMENTS FOR THE MEDWAY-GRAPEVILLE FIRE DISTRICT
AND NEW BALTIMORE FIRE DISTRICT BUDGETS IN 2025**

TOWN OF NEW BALTIMORE **Draft 1/16/2025**
COUNTY OF GREENE **Adopted 1/27/2025**
TOWN BOARD REGULAR MEETING
TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087
JANUARY 13, 2025 – Page 5

WHEREAS the Town Clerk is authorized via a warrant from Greene County to collect Town property taxes for 2025 including \$225,247 to the Medway-Grapeville Fire District and \$473,171 to the New Baltimore Fire District.

WHEREAS the amount of time needed to receive payments and clear checks through banking institutions usually takes eight to ten weeks to collect the full amount due to our Fire Districts.

RESOLVED instead of waiting for the total amount due for one payment, the Town Clerk is authorized to prepare installment vouchers until the total amount due has been collected and remitted.

Motion by Supervisor Ruso seconded by Councilmembers VanEtten and Downes

Councilmember Downes asked about the process for the installments, just on how much is collected. Town Clerk Finke answered that as much as comes in that the Town can send them. Supervisor Ruso explained that the taxes are due by the 31st of January, those checks are deposited and must clear, and by the time all this happen the Fire Departments are looking for their monies at the beginning of the year but could be a number of weeks or months, possibly till the middle to the end of February. Monies are being collected and instead of waiting until all checks are cleared, all deposits are made, the Town can begin to submit to the Fire Departments some of their funding. Town Clerk Finke added that she believed they are very happy. T.J. Davis, Chair of the Fire Commissioners from the New Baltimore Fire District, pointed out that nothing has gone down in price, Town Clerk Finke is aware of their situation, he understood what the Town Board is going through trying to pay Town bills, their first meeting of the month and spend \$10,000 on tires for one fire truck. It is nerve-racking for them to know where they are getting the funds to pay the bill. Ellie Alfeld asked why it took so long, checks are dated 90 days or 30 days. Town Clerk Finke advised that there are three hands in that pot, the Town has bills to pay, and it is about \$700,000 for the Fire Districts and the mortgage companies wait until the very last second to pay which is over \$1 million, many are out-of-town checks, some are from Texas. Supervisor Ruso added that they have to be postmarked, they send on the very last day and the Town receives one week later. This idea was a brain-storming session together with Jeff, Shelly, Nick, and her in finding a way to make this situation easier, less painful, and they came up with something that can be done this year, maybe not every year, and will ask for permission every year and try to make everyone happy.

AYES: Ruso, Downes, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Kash

Motion Carried

Upcoming Meetings

- January 20, 2025 Town Offices Closed for Martin Luther King Jr. Day
- January 27, 2025 Town Board Work Meeting at 7 PM
- February 5, 2025 Zoning Board of Appeals Meeting at 7 PM
- February 10, 2025 Town Board Regular Meeting 7 PM
- February 13, 2025 Planning Board Meeting at 7 PM
- February 17, 2025 Town Offices Closed for Presidents' Day
- February 24 2024 Town Board Work Meeting at 7 PM

TOWN OF NEW BALTIMORE **Draft 1/16/2025**
COUNTY OF GREENE **Adopted 1/27/2025**
TOWN BOARD REGULAR MEETING
TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087
JANUARY 13, 2025 – Page 6

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 45-2025
JANUARY 13, 2025

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 2025-01-01 to 2025-01-57, it is

RESOLVED that the Supervisor is hereby authorized to pay claims 2025-01-01 to 2025-01-57.

BE IT FURTHER RESOLVED that the Town Clerk will prepare an abstract and hold it for public review until February 28, 2025.M

Motion by Supervisor Ruso seconded by Councilmember Downes

AYES: Ruso, Downes, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Kash

Motion Carried

General \$119,437.04, Highway \$25,032.68, Sewer 1 \$1,805.69, Sewer 2 \$858.05, Water 2 \$4,542.51, Water 3 \$1,032.38, Light 1 \$1,830.82, Light 2 \$348.40, Total \$154,887.57

Community Events

Councilmember VanEtten indicated she booked the Veterans luncheon on February 23 at noon at the Gill Road Firehouse.

Adjournment

Motion by Councilmember Downes seconded by Councilmember VanEtten, the meeting was adjourned at 7:19 PM

AYES: Ruso, Downes, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Kash

Motion Carried

Respectfully Submitted,

Barbara M. Finke RMC CTO
Town Clerk