

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

**JUNE 9, 2025**

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

**Pledge of Allegiance**

**Public Comment Period**

**New Business**

- Resolution to Approve Part-Time Code Enforcement Officer Pay Rate
- Resolution to Request Greene County to Perform Feasibility Installation of Stop Sign on County Route 51 Adjacent to Roberts Hill Road
- Resolution to Approve Decommissioning Plan for Lodestar Solar Project
- Discussion of Proposed Greene County Ambulance Program
- Audit of Claims

**Upcoming Meetings**

- June 12, 2025 Planning Board Meeting at 7 PM
- June 23, 2025 Town Board Work Meeting at 7 PM
- July 2, 2025 Zoning Board of Appeals Meeting at 7 PM if Needed
- July 10, 2025 Planning Board Meeting at 7 PM
- July 19, 2025 Veterans Committee Picnic at 12 Noon at Cecil Hallock Park
- July 21, 2025 Town Board Work Meeting at 7 PM
- September 11, 2025 Senior Picnic at 12 PM at Cecil Hallock Park
- September 20, 2025 Townwide Yard Sale Beginning at 9 AM
- October 4, 2025 Mobile Spay/Neuter Clinic at Town Hall, Pre-Registration Required at [jkash@townofnewbaltimore.org](mailto:jkash@townofnewbaltimore.org)

**Public Comment Period/Community Events**

**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 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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**COUNTY OF GREENE**                              **Adopted 6/23/2025**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
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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, and Sottolano; Michelle Storm, Esq.; Deputy Supervisor Dellisanti; Town Clerk Finke; and 6 members of the public who signed the attendance book. Absent: Councilmember VanEtten and Highway Superintendent VanWormer

**Public Comment Period**

**Bob Knighton** stated that he is the leader of a local not-for-profit organization for quite some time, if one of their board members had interest and wanted to know about all the grants they had for the last ten years, he would accept it as his responsibility to get that information, all their grant information is in the same folder and could be gathered in less than an hour, their bookkeeper could pull it from the accounting system faster, and if he couldn't do that, he would feel that it was a breach of his fiduciary responsibility to the organization and to the people of the State of New York that make them a not-for-profit public service organization.

**New Business**

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

**RESOLUTION 99-2025**  
**JUNE 9, 2025**

**RESOLUTION TO APPROVE PART-TIME**  
**CODE ENFORCEMENT OFFICER PAY RATE**

**RESOLVED** that Vincent Hales was appointed as a Part-Time Code Enforcement Officer on December 9, 2024, has satisfied his six-month probationary period, and his rate of pay is increased to \$17 per hour.

Motion by Supervisor Ruso seconded by Councilmember Downes

AYES: Ruso, Downes, Kash, Sottolano

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

**Supervisor Ruso** confirmed that it was a \$0.50 raise.

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

**RESOLUTION 100-2025**  
**JUNE 9, 2025**

**RESOLUTION TO REQUEST GREENE COUNTY TO PERFORM FEASIBILITY**  
**INSTALLATION OF STOP SIGN ON COUNTY ROUTE 51**  
**ADJACENT TO ROBERTS HILL ROAD**

**WHEREAS** residents on Roberts Hill Road have voiced their concerns about excessive speed over the posted 30 miles per hour speed limit when exiting County Route 51.

**RESOLVED** that the Town Board of the Town of New Baltimore requests County Legislator Pat Linger and Greene County Highway Superintendent Scott Templeton to explore the feasibility of installing a stop sign on County Route 51 adjacent to Roberts Hill Road

Motion by Supervisor Ruso seconded by Councilmember Downes

**Supervisor Ruso** explained that past the Highway Garage on 51, the road takes a hard right turn and that Roberts Hill is a separate road on the left. It is a tough intersection and having a stop sign there could help the residents.

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AYES: Ruso, Downes, Kash, Sottolano

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

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

**RESOLUTION 101-2025**

**JUNE 9, 2025**

**RESOLUTION TO APPROVE DECOMMISSIONING PLAN  
FOR LODESTAR SOLAR PROJECT**

*WHEREAS* the Lodestar Monoceros Solar Project is seeking an agreement with the Town for the decommissioning plan for their solar project on Route 9W, and

*WHEREAS* the Town's Engineering Firm, Crawford and Associates, and the Attorney for the Town have each reviewed the project and the Town Law,

*THEREFORE, BE IT RESOLVED* that the Town Board hereby approves the final net decommission plan submitted by Crawford and Associates for **\$421,241.24**.

Motion by Supervisor Ruso seconded by Councilmembers Downes and Sottolano

**Councilmember Downes** asked if this is a percentage of their total cost.

**Supervisor Ruso** answered that this is the final net after 125% of expected decommissioning costs. At \$421,000, 25 year life expectancy, it is put into a bond that earns 2% a year and the estimated amount is that in 25 years it would be worth \$691,000. That is the cost they suggest of dismantling, this is consistent with our local law, our engineer's evaluation, and our Attorney for the Town discussed at the last meeting.

**Michelle Storm, Esq.** indicated the legal question was which solar law applied for decommissioning and after reviewing 2016 and 2023, it was determined it was the 2023 and these numbers coincide with the Town's law.

**Supervisor Ruso** observed that the decommissioning plan is substantially higher in the new law.

**Councilmember Sottolano** stated that they would prefer to go the assessed route rather than a PILOT and asked if the Town decided on that.

**Michelle Storm, Esq.** noted that it is dependent upon whether the Town opted out of the County law, was waiting to figure that out, and that will dictate where the Town goes from there.

**Supervisor Ruso** confirmed he would like to go the route that is best for the Town.

**Michelle Storm, Esq.** clarified the RPTL §487 is a 15-year property exemption and the Town had to pass a local law to opt out of that and she wasn't sure if that was adopted and that if the Town did not opt out, the Town would do the PILOT.

**Ellie Alfeld** questioned if the PILOT would be 10 years.

**Supervisor Ruso** corrected that it was 25.

**Michelle Storm, Esq.** agreed that it is confusing because it is opting out of an exemption.

**Ellie Alfeld** thought they had enough time to do this and asked how many extensions they received.

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**Michelle Storm, Esq.** explained that she would have to look back to see whether or not the Town opted out via local law.

**Supervisor Ruso** noted the problem with the PILOT is that the County Legislature came up with a regulation that all PILOTS will be payable to the County, the County would give the Town 12.5 % and the County and the school district would take the rest. 12.5 % is not much and one of the reasons the Town has been seeking out other ways and perhaps the assessment values will be more beneficial, numbers have to be crunched, and this has not yet come to the Town.

AYES: Ruso, Downes, Kash, Sottolano

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

**Discussion on Greene County Ambulance System**

**Supervisor Ruso** announced that last Thursday he attended a meeting of Town Supervisors on restructuring the entire County Ambulance System, currently it is a variety of individual separately organized ambulance corps throughout the County. Greenville has one, Catskill has one, Durham has one, Ashland has one; New Baltimore, Athens, and a couple others don't have one. The Town gets services from contracting with Coxsackie for the southern part of Town and the northern from Ravena. There are conversations to eliminate all those subordinate ambulance districts and forming one big County EMS Ambulance System. Some of these Towns are financially distraught with the cost of operating an ambulance company and want out of the business, two are ready to give up, two are going to go down regardless. The County held a meeting with 75 people on the committee, a representative from every ambulance district, every Town that has an ambulance company, various members of each ambulance company, and County Legislators who are struggling to come up with a plan. Town Supervisors were asked to come to a meeting last Thursday to come up with a plan to give to the Legislature. They came up with some suggestions, one organization to run the ambulance corps in the County would be preferred instead of one for the hill towns, one for the valley, and one for the rivers. Town Supervisors broke into three groups -- the river towns, the valley towns, and the mountain towns. For New Baltimore, he is not very happy, but every Town is getting impacted the same way. The current cost for Coxsackie, Ravena, and Greene EMS \$95,000. The new plan will cost the residents of the Town \$215,000 and won't have Ravena as a rescue squad anymore, it will be served out of Coxsackie. He explained that we may be paying more and may be getting less. It is comforting to know there is a rescue squad two miles away versus six miles away. On the other hand, if the whole system is going to collapse, then he suggests the Town should sign on to something that is going to work. Town Supervisors were asked at the beginning to bring this to the Town Board and get an idea how they feel. They didn't want a resolution, just a sense of how they feel. He knows that the information is in the agenda packets, he will answer any questions, and he will be able to give feedback for Wednesday.

**Councilmember Kash** thought that Pat said that we have some emergency service for Ravena if needed and wondered if that was still possible.

**Supervisor Ruso** agreed. The plan is to go from eight manned ambulances now to ten -- some here some there, wherever in the County they would normally be stationed -- with two overflows so if there is a need on the mountaintop or down the river, one will be sent. They are looking at this being a County organization. If they proceed, it will be the largest County department, larger than the Sheriff's Department. It will have County wages and benefits, prevailing wage, as opposed to presently a number of the organizations are private, not-for-profit funded by a Town. Durham is a private not-for-profit organization and the Town pays them to provide services so it's not strictly a Town organization. Employees are not Town employees, but it is funded by the taxpayers. This is what we have. We suggested start hiring a person in 2026 because they are looking for this to be functioning on January 1, 2027. The recommendation of the Town Supervisors was to hire someone, get a coordinate of them going so they can form a structure, gain some insights with Greene County Civil Service, get some contractual and purchasing power, start getting the framework of the organization up and

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going. Greene County EMS would be folding into that system during 2026. It will not be a line item on the Town's budget anymore, it will be taxed on the County budget line. So looking at property taxes at the beginning of the year, the County line is going to rise. The Town will not budget for it and will remove that from our budget – Ravena, Coxsackie, and Greene EMS – if this happens. He is not perfectly sure it will happen, however, it was distributed for Town Board members to be aware of, there is a cheat sheet if people ask questions, and this is the recommendations from the Town Supervisors. He has not seen any documents from the County meetings or what the final plan is. His observations having been to some of those meetings is everyone gets to the meeting, everyone has an agenda, every Town has different circumstances, but there's many items to choose from and many people like a lot of things, and his opinion is for them to be cautious.

**Councilmember Downes** questioned the payment of the \$215,000 and where it was being funded.

**Supervisor Ruso** explained that the residents of the Town are paying \$215,000, it will be billed to the residents of the Town via County taxes, not through Town taxes.

**Councilmember Kash** stated that if \$95,000 is taken out of the budget, the \$250,000 is paid by County tax bills.

**Supervisor Ruso** corrected the amount is \$215,000 which is an estimate.

**Councilmember Kash** added that the taxes will come through the County not through the Town budget.

**Supervisor Ruso** noted the residents of the Town are going to pay more.

**Councilmember Kash** said it will be a County tax hit to New Baltimore residents.

**Supervisor Ruso** observed either the Town goes with this or various parts of the County will go without any ambulance corps which is not suitable either. The truth is the ambulance corps are losing money.

**Councilmember Sottolano** asked if the \$215,000 is based on population so each Town will have a different assessment.

**Supervisor Ruso** agreed, population, homes, assessments and that was an estimate of how much it will cost the residents, but the payment source is through the County.

**Councilmember Downes** questioned if they were going to overtake these Towns.

**Supervisor Ruso** replied yes, everything.

**Councilmember Downes** continued that they were going to take the ambulances that Coxsackie has and transfer into the County or were they getting new ambulances, new buildings.

**Supervisor Ruso** did not know, there were conversations that the assets are going to be transferred from whichever Town and since those taxpayers paid for those assets, those taxpayers will get reimbursed based upon fair market value of the vehicle. Some of the vehicles are brand new. One said they didn't care and to take over the payments because they bonded.

**Councilmember Downes** indicated if she went into the ambulance, her insurance covers and there is a soft collection for her part of her insurance. Since the residents are paying so much more -- \$120,000 more in Town -- are they still going to go against insurances to fund this.

**Supervisor Ruso** noted that the cost of services, the \$215,000 estimate, is after the billing has been accomplished. The estimated shortfall will be made up by the taxpayers.

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**Councilmember Downes** wondered if there will be a soft collection. Right now if you don't pay what insurance doesn't pay, they don't come after you. She questioned if the County would change from a soft bill into a hard bill where it goes to collection because we have a lot of elderly people. Even though it goes through their insurance, they'll take an ambulance a lot of the time and the system that we've done in the last five to six years that the ambulances are getting used as a transfer by our elderly. She wondered how that's going to affect them because if they go to a hard bill system, that's going to affect our elderly. They can't afford to pay the difference if they have to. We are an old County, Coxsackie has Bethany Village. So it's not just New Baltimore, it's Coxsackie. Athens has a retirement home, there's a couple down in Catskill. That's a couple questions as we're taking just came to mind off the top of her head right now, she was just looking at it from that perspective.

**Councilmember Kash** added that the population is aging in general across the state and nation.

**Councilmember Downes** agreed that we have an older population in Greene County, Coxsackie dropped 17 percent in classes in the student population and we're not a young community like we used to be where the classes are getting bigger and bigger, they're getting less and less in kids so it's not a young population that's in the area.

**Deputy Supervisor Dellisanti** confirmed that there will be a bill.

**Councilmember Downes** wondered if it would be soft collect or hard collect.

**Deputy Supervisor Dellisanti** added that Coxsackie charged his mother \$2,100 until the insurances kicked in and then he paid the balance and the County will do the same thing. If people don't pay, that's why ambulances don't make any money.

**Supervisor Ruso** noted that in Cairo a resident already had 19 calls to his house this year, he doesn't know how hard their collection will be, but they will send a bill.

**Councilmember Downes** explained that she received a bill and was told they hope people pay, otherwise they just accept whatever the insurance is paying.

**Supervisor Ruso** mentioned that the Town Supervisors didn't discuss billing details.

**Councilmember Sottolano** indicated the townspeople don't have it on their taxes, but now they are going to be so they are paying to some extent for service. Is all of that \$216,000 equipment, staffing, etc. or is some of that attributed to people using the service.

**Supervisor Ruso** explained that the EMS part is attributable to the number of calls. Ravena has a base charge, but they reimburse us a portion of the insurance. Coxsackie does not. It is going to be charged to the residents of the Town based on assessment.

**Ellie Alfeld** asked if we have any idea if we are going to be housing the structures for the ambulance places or will she be in New Baltimore needing an ambulance and it's in Durham and Catskill.

**Supervisor Ruso** didn't know where the rigs will be housed.

**Ellie Alfeld** observed that they may not keep anything close to us even at \$215,000.

**Supervisor Ruso** thought they would be relatively close. Many of these sites, Coxsackie for sure but not all of them, are renting garage space from the Village and wasn't sure if they were going to continue.

**Councilmember Sottolano** asked about their guaranteed response time.

**Supervisor Ruso** indicated that going from eight to ten rigs, the response time will be improved throughout the County. He wasn't certain because of the changes that affect New Baltimore.

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**Ellie Alfeld** added we've got terrific service right now.

**Supervisor Ruso** confirmed that the Town has been part of Ravena Rescue Squad for decades and people haven't complained about their services.

**Ellie Alfeld** said she had to use services for at least twice for heart attacks and they're coming up from Gill Road and they are at her house in two minutes.

**Supervisor Ruso** said that personally he likes the people at Ravena Rescue Squad and he would like to find a way to keep them for what they do here, but the choices won't be ours.

**Ellie Alfeld** added they have literally cut us out from being able to negotiate with Ravena unless its an emergency that we can count on them to go over the boundary line.

**Supervisor Ruso** noted they will respond and mutual aid has always been there and they really have been good.

**Ellie Alfeld** stated the feeling that she has, though, is as good as Ravena is for her and the rest of the people here, she will be paying this \$215,000 but they're all over up in the mountain and down in the valley. In Catskill, they are not giving her a dime's worth of service.

**Supervisor Ruso** mentioned that again there will be a rig parked at least in Coxsackie

**Ansley Fones** asked if this is being driven by the State Legislature or the County.

**Supervisor Ruso** explained that it started being driven by the mountaintop towns because they don't have the numbers to keep their ambulances up and going because the population and response times have not been great particularly in the wintertime. Every Town has it's own problems. We have ours as it relates to Ravena and they have theirs with some of the driving conditions. The list goes on and they're trying to find one size fits all and they're struggling. They put a lot of work into this, a lot of good people put a lot of work into this, it may not be exactly what we prefer, but the system is going to fail, He congratulates them for starting the work before it does fall. On Wednesday the Town Supervisor for the Town of Catskill is going to present what we came up with to the County Legislature on their meeting on Wednesday evening and it will be much of what you see here. He proposed making it available for anyone who wants one.

**Jim Eckl** observed that it was a little bit misleading to ourselves to say that the Town is paying for ambulance services to residents of the Town. What the Town is doing is paying for ambulance services to people who happen to be in the Town when they need an ambulance and the Thruway is an obvious example. The traveler going from here to there who has absolutely no connection to Greene County, to the Town of New Baltimore, stops at the service plaza because he is having chest pains, difficulty breathing, and requires transportation to a hospital. The same scenario arises for the case of a vacationer in the winter who skis into a tree, doesn't matter where he's from. Let's just realize that we're doing more than buying ambulance protection for our Town residents.

**Supervisor Ruso** said thank you, it is true for people who live here and for people who happen to be here at that particular moment.

**Jim Eckl** indicated you might be surprised how much business local volunteer emergency service agencies get from the presence of that service plaza.

**Supervisor Ruso** noted I live across the road from the Thruway rest area, I see it every day.

**Ansley Fones** asked if anybody who called from that plaza counts toward our totals.

**Supervisor Ruso** answered yes, that's been happening as long as we've been alive. Of course we are going to take care of people who have health issues or an accident, that's what we have to do. If the person who pulls over has a heart attack and has a dog, guess who pays for the dog's overnight stay?

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**Councilmember Kash** answered our Dog Control Officer goes out and gets it.

**Supervisor Ruso** indicated we are paying per right now. We won't be, it will be based upon assessment

**Councilmember Downes** explained that the County gets a lot of money off the Thruway, we get nothing. The accidents or calls out of there should be taken off of ours and taken off the top and taken out of that County money since they're taking all the sales tax.

**Supervisor Ruso** suggested or else give us the sales tax.

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

**RESOLUTION 102-2025**  
**JUNE 9, 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 2025-06-01 to 2025-06-19, it is

**RESOLVED** that the Supervisor is hereby authorized to pay claims 2025-06-01 to 2025-06-19.

**BE IT FURTHER RESOLVED** that the Town Clerk will prepare an abstract and hold it for public review until July 31, 2025.

Motion by Supervisor Ruso seconded by Councilmember Downes

AYES: Ruso, Downes, Kash, Sottolano

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

General \$12,671.64, Highway \$5,565.69, Sewer 2 \$42.99, Water 2 \$1,445.00, Total \$19,725.32

**Adjournment**

Motion by Councilmember Downes seconded by Councilmember Sottolano, the meeting was adjourned at 7:40 PM

AYES: Ruso, Downes, Kash, Sottolano

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

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Respectfully Submitted,

Barbara M. Finke RMC CTO  
Town Clerk