

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

**JULY 14, 2025**

*Please silence cell phones while the meeting is in progress.*

**Moment of Silence for Diane Louis, Confidential Assistant to Town Supervisor David Louis**

**Pledge of Allegiance**

**Public Comment Period**

**New Business**

- Resolution to Close Land & Lakes Escrow Account and Return Balance to New York Land & Lakes Development, LLC
- Resolution to Temporarily Transfer Funds from the General Fund to the Highway CHIPS Account of 2025 Paving Projects

**Upcoming Meetings**

- July 19, 2025 Veterans Committee Picnic at Cecil Hallock Park at 12 Noon
- July 22, 2025 2<sup>nd</sup> Public Meeting on NY144 Complete Streets at Town Hall at 6 PM
- July 28, 2025 Town Board Work Meeting at 7 PM
- August 6, 2025 Zoning Board of Appeals Meeting at 7 PM if Needed
- August 11, 2025 Town Board Regular Meeting at 7 PM
- August 14, 2025 Planning Board Meeting at 7 PM
- August 25, 2025 Town Board Work Meeting at 7 PM

**Public Comment Period/Community Events**

**Audit of Claims**

**Adjournment**

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

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

1. The Supervisor shall preside at the meetings of the Town Board. In the absence of the Supervisor, the Deputy Supervisor shall be the acting Supervisor. In the event both the Supervisor and the Deputy Supervisor are absent, the other members shall designate one of their members to act as temporary chairman. A majority of the Board shall constitute a quorum for the transaction of business, but a lesser number may adjourn.
2. Town residents who wish to speak shall fill out a card at the entrance of the meeting room listing their name, contact information, and the subject matter in which they would like to speak. These cards will be collected prior to the beginning of the Town Board meeting and given to the Town Supervisor or Deputy Supervisor in the absence of the Supervisor.
3. Speakers must be recognized by the presiding officer and then proceed to the lectern and state their name and address. They must limit their remarks on official town business to up to three minutes 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.

**TOWN OF NEW BALTIMORE**                      **Draft 7/22/2025**  
**COUNTY OF GREENE**                      **Adopted 7/28/2025**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**JULY 14, 2025 – Page 1**

Supervisor Ruso opened the meeting at 7:00 PM and the Pledge of Allegiance was said. Also attending Councilmembers Downes, Kash, Sottolano and VanEtten; Deputy Supervisor Dellisanti; Michelle Storm, Esq.; Town Clerk Finke; Highway Superintendent VanWormer; and 9 members of the public who signed the attendance book.

**Supervisor Ruso called for a Moment of Silence in memory of Diane Louis, Confidential Assistant to former Town Supervisor David Louis.**

**Public Comment Period**  
None

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

**RESOLUTION 104-2025**  
**JULY 14, 2025**

**RESOLUTION TO CLOSE LAND & LAKES ESCROW ACCOUNT  
AND RETURN BALANCE TO NEW YORK LAND & LAKES DEVELOPMENT, LLC**

*WHEREAS*, New York Land & Lakes Development, LLC had their authorized representative, Alan Lord, submit an Application for Classification of a Sketch Subdivision Plat at the September 12, 2024, Planning Board Meeting; and

*WHEREAS*, the applicant having submitted all required application material and preliminary maps, the Board approved the preliminary plat on April 10, 2025, with the conditions that Final Major Subdivision Plat be submitted for approval within six months of this date and that final fee and all amounts owed in escrow for consultant and legal review are required to be paid in full at the time of submission of Final Plat; and

*WHEREAS*, the Final Plat was submitted to the Planning Board on April 10, 2025; and

*WHEREAS*, correspondence was received from the Towns designated engineer for the project on May 7, 2025, stating that there were no outstanding invoices; and

*WHEREAS*, a final check was written for the services provided by the Towns designated attorney on this project on May 27, 2025; and

*WHEREAS*, the final plat was stamped and signed by the Chairman of the Planning Board and payment for the final plat was received on June 4, 2025; therefore, let it be

*RESOLVED*, that the Pine Haven Major Subdivision has been approved and has met all required conditions, the escrow account in regard to this project can now be closed, and the balance returned to New York Land & Lakes Development, LLC.

Motion by Supervisor Ruso seconded by Councilmember Downes

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

**Motion Carried**

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

**RESOLUTION 105-2025**  
**JULY 14, 2025**

**RESOLUTION TO TEMPORARILY TRANSFER FUNDS FROM THE  
GENERAL FUND TO THE HIGHWAY CHIPS ACCOUNT  
OF 2025 PAVING PROJECTS**

**TOWN OF NEW BALTIMORE**                      **Draft 7/22/2025**  
**COUNTY OF GREENE**                              **Adopted 7/28/2025**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**JULY 14, 2025 – Page 2**

*WHEREAS* CHIPS Reimbursement will be not provided to the Town until after September 2025.

*RESOLVED* the Town Board of the Town of New Baltimore authorizes the transfer of \$200,000 from the General Fund to the Highway CHIPS Account for payment of 2025 paving projects and upon receipt of the CHIPS reimbursement will be reimbursed to the General Fund.

Motion by Supervisor Ruso seconded by Councilmember VanEtten

**Councilmember Downes** questioned if the \$200,000 was approximate and that it was her understanding that once the transfer to Highway was made, it had to be used for Highway and wanted to make sure the \$400,000 is reimbursed.

**Supervisor Ruso** answered that the amount was precise and wanted to have enough on hand so everything was covered. This is a temporary transfer, the Town needs to pay the pavers in order to get the reimbursement, and the Town will have to pay them out of monies that the State reimburses. He also asked if the Town Attorney had any issues with the transfer and she answered that she did not.

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

**Motion Carried**

**Upcoming Meetings**

- July 19, 2025 Veterans Committee Picnic at Cecil Hallock Park at 12 Noon
- July 22, 2025 2<sup>nd</sup> Public Meeting on NY144 Complete Streets at Town Hall at 6 PM
- July 28, 2025 Town Board Work Meeting at 7 PM
- August 6, 2025 Zoning Board of Appeals Meeting at 7 PM if Needed
- August 11, 2025 Town Board Regular Meeting at 7 PM
- August 14, 2025 Planning Board Meeting at 7 PM
- August 25, 2025 Town Board Work Meeting at 7 PM

**Public Comment Period**

None

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

**RESOLUTION 106-2025**  
**JULY 14, 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 2025-07-01 to 2025-07-60, it is

*RESOLVED* that the Supervisor is hereby authorized to pay claims 2025-07-01 to 2025-07-60.

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

Motion by Supervisor Ruso seconded by Councilmember VanEtten

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

**Motion Carried**

**TOWN OF NEW BALTIMORE**                      **Draft 7/22/2025**  
**COUNTY OF GREENE**                              **Adopted 7/28/2025**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**JULY 14, 2025 – Page 3**

General \$53,719.42, Highway \$21,063.30, Sewer 1 \$12,774.54, Sewer 2 \$1,016.84, Water 2 \$7,417.95, Water 3 \$1,148.22, Street Lighting 2 \$210.56, Total \$97,350.83

**Supervisor Ruso** announced that the next Town Board Meeting will address many outstanding issues including creation of a Water District, issues with the owners of Diederich's Trailer Park and RV who are demanding that the residents in District 2 (40 properties) install two fire hydrants and add houses at no cost to people who benefit or they will not sign-off on the easement. Each fire hydrant costs \$12,000-\$15,000 and they want the residents of District 2 to pay about \$30,000. He indicated that it will be referred to our Town Attorney.

**Ellie Alfeld** commented that she remembers when they didn't believe they were part of New Baltimore and didn't want to be a part of New Baltimore.

**Supervisor Ruso** agreed that they petitioned to have their property removed from the Town of New Baltimore 15 years ago.

**Ellie Alfeld** agreed and said that because all of a sudden they want and they need, they are knocking on our door.

**Councilmember Sottolano** asked if these are the two hydrants that were removed.

**Supervisor Ruso** answered that ironically the original proposal had what this person demanded and felt that it was interesting that everybody wants something, he wants the trailer park to have fire hydrants that we pay for. The Town can't pay for it, it has to be paid for by the Water District which is 40 people, and it serves people who live in Coxsackie. The only problem is that the Town is using the remainder of our ARPA funds and the ARPA fund must be expended this year.

**Councilmember Kash** asked about the creation of a Water District and wanted more information and if it was Shady Harbor.

**Supervisor Ruso** indicated he was going to have a meeting with Mr. Biscone, Attorney for the Water District in Ravena. The plans are the pipeline will come up from Coeymans along 144 under the creek, lateral boring, go up the hill to where the Shady Harbor driveway is, proceed down into the property. They are the only known user to be on this Water District, but the Village of Ravena wants to contract only with another municipality. So basically the Town of New Baltimore buys the water from them and the users -- Shady Harbor -- will reimburse the Town back. There are worries because the business seems to be thriving, but not sure how well it will be in 20 years and there are some assurances the Town would need to have.

**Councilmember Kash** wondered if they are saying they wouldn't add any other users, that it has to be the municipality itself.

**Councilmember VanEtten** noted that Ravena won't deal with private, they will only deal with the municipality.

**Supervisor Ruso** clarified that they are open to having users on the pipe that are along the way, there would have to be a buy-in from those who wish to join. There is an issue we may want to discuss and that is the cost of putting in a 4-inch line which is cheaper than putting in an 8-inch line, and the digging is still the digging. The 8-inch line costs more, they don't need an 8-inch line, but an 8-inch line makes the water district expandable beyond the Shady Harbor property. If a line was added up one way or down the other, it will be adjustable but has to be amendable by the people that live in that district. They want to get their project going and what we'll have to do is see if we can find a way to provide some funding so that the line would be an 8-inch line and not a 4-inch line. According to their Engineer, they only need a 4-inch line.

**Councilmember Downes** clarified that it was for the whole property at Shady Harbor with the proposed new homes.

**TOWN OF NEW BALTIMORE**                      **Draft 7/22/2025**  
**COUNTY OF GREENE**                              **Adopted 7/28/2025**  
**TOWN BOARD REGULAR MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**JULY 14, 2025 – Page 4**

**Supervisor Ruso** added that he has to meet with Mr. Biscone and Town Attorney Michelle Storm, Esq. on creating a Water District, he has also met with the Donovans in the past few weeks, two things on the agenda next week and hopefully Water District 2 will be resolved. The contractor for the water district project was planning on digging in August. The other grant project is building the handicapped ramp at Town Hall, current entrance will be removed, Delaware Engineering is putting the specs together for advertisement, go out to bid, two weeks to receive bids, and then award.

**Adjournment**

Motion by Councilmember Downes seconded by Councilmember VanEtten, the meeting was adjourned at 7:17 PM

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

**Motion Carried**

Respectfully Submitted,

Barbara M. Finke RMC CTO  
Town Clerk