

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

JULY 28, 2025

Please silence cell phones while the meeting is in progress.

Reports

Supervisor

- Resolution to Authorize the Connection of 1 Inch Water Service Line from New Water Main to Parcel #40.04-2-4
- Resolution to Authorize the Town Supervisor to Sign an Agreement with Featherstonhaugh, Clyne & McCardle, LLC to provide transition of Medway Christian Church Cemetery

County Legislator

Town Clerk

- July 14, 2025 Town Board Regular Meeting Minutes

Historian

Agriculture/Agfest (Member VanEtten)

Animal Control (Chair Kash, Member Sottolano)

Assessment (Chair Sottolano/Member Kash)

- Resolution to Advertise for Sole Assessor and Board of Assessment Review Member 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)

Highway (Chair Ruso/Member Downes)

- Resolution to Authorize the Purchase of Propane Per Greene County Resolution 216-25
- Resolution to Authorize the Purchase of #2 Diesel Fuel Per Greene County Resolution 222-25
- Resolution to Authorize the Purchase of Gasoline Per Greene County Resolution 223-25
- Discussion on CHPE Grant, Recent Purchase Orders Totaling \$27,100, CHIPS Reimbursement Over by \$9,700,

Insurance (Chair Ruso/Member Downes)

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

- August 6, 2025 Zoning Board of Appeals Meeting
- 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
- September 11, 2025 Senior Citizen Picnic at Cecil Hallock Park at 12 Noon
- September 20, 2025 Townwide Yard Sale at 9 AM
- October 4, 2025 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 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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OPENING OF WORK MEETING

Supervisor Ruso opened the meeting at 7:04 PM and the Pledge of Allegiance was said. Also attending Councilmembers Downes, Kash, Sottolano, and VanEtten; Town Clerk Finke; Highway Superintendent VanWormer; and 13 members of the public who signed the attendance book. Absent: Deputy Supervisor Dellisanti

Supervisor Jeff Ruso

Budget season meetings have started, Courts will be in on Saturday, and he asked the Highway Department to meet soon.

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 107-2025
JULY 28, 2025

RESOLUTION TO AUTHORIZE THE CONNECTION OF 1 INCH WATER SERVICE LINE FROM NEW WATER MAIN TO PARCEL # 40.04-2-4

WHEREAS the installation of the new water line leading to water district #2 from route 9W needs access to parcel #40.04-2-5, and,

WHEREAS the owner of parcel # 40.04-2-8 is requesting that that new water line for Water District #2 in the Town of New Baltimore provide connection to his property as a condition of providing that access, and

WHEREAS the cost of the connection to said property as presented by Bellamy Construction is \$3,335.00,

THEREFORE, BE IT RESOLVED that the Town Board hereby authorizes the Town Supervisor to sign the agreement with Bellamy Construction to commit to the increase in the cost of the installation of the water main by \$3,335.00

Motion by Supervisor Ruso seconded by Councilmember Downes

Councilwoman Downes asked if this is going onto the old amount?

Supervisor Ruso confirmed that it was \$298,000 and now brings it to \$302,292.75.

Councilwoman Sottolano questioned if this parcel wasn't in District 2 before?

Supervisor Ruso answered that Bellamy and Delaware Engineering called on Wednesday, they were onsite and explained the difficulty of getting access straight through as opposed to going through the trailer park where it might be less costly than digging their way through.

Councilwoman Kash wondered if this will add one new user.

Supervisor Ruso agreed, but that wasn't what this Resolution was about, it was about connecting the water line.

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

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TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 108-2025
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RESOLUTION TO AUTHORIZE THE TOWN SUPERVISOR TO SIGN AN AGREEMENT WITH FEATHERSTONHAUGH, CLYNE & MCCARDLE, LLC TO PROVIDE TRANSITION OF MEDWAY CHRISTIAN CHURCH CEMETERIES

WHEREAS the Medway Christian Cemetery Association has applied for and received a “Determination of Abandonment” from the New York State Division of Cemeteries, and,

WHEREAS Featherstonhaugh, Clyne, & McCardle, LLC has been retained by numerous local governments for decades associated with cemetery operations related to abandonment, and

WHEREAS the hourly cost of the contract presented is \$350 per hour.

THEREFORE, BE IT RESOLVED that the Town Board hereby authorizes the Town Supervisor to sign the agreement with Featherstonhaugh, Clyne & McCardle, LLC for services related to the abandonment of the Medway Christian Church Cemeteries.

Motion by Supervisor Ruso seconded by Councilmember VanEtten.

Councilwoman VanEtten asked if they have two.

Supervisor Ruso stated that they have three. One is behind the Church. The second is a small cemetery surrounded by Ted Hilscher’s property, it is separately organized by the Cemetery Association, and is not part of the Hilscher property. The third is on 54 near the Woodhull property. It is complicated, the documents were attached to the Agenda, the Division of Cemeteries made a determination of abandonment, and the Town has no choice and has to take over management. Discussions have been held with attorneys at Featherstonhaugh including what we do with the monies they are turning over estimated to be about \$7,100. His initial reaction was to put it in an escrow account, that some will be used to pay for the attorney. No one on the Board has ever done an abandonment of a cemetery process. He questioned what will they do with the money turned over. One parcel has a separate owner who owns the deed and that’s what the attorney will assist with. There is no one left who is interested in taking over the cemeteries, the Cemetery Association put out an article asking if anybody would be willing to step forward and help and assist in the upkeep of the Cemetery, and nobody responded. They had a meeting, one person showed up, the last person who has been doing all the work for some length of time is no longer willing to do the work, and it fits the criteria of abandonment.

Councilwoman Sottolano asked if the Association is giving the Town the \$7,100?

Supervisor Ruso confirmed they would upon completion of the Town Board’s work, the Town would follow what the attorney suggests as long as they don’t take all of the money, and they will put it in an escrow account to buy equipment or whatever is necessary.

Ellie Alfeld asked why the Church is not paying their lawyer when we have a lawyer.

Supervisor Ruso answered that it is not required and is unsure of the Church’s circumstances, doesn’t think they have any legal obligation. This firm assists Towns with the abandonment details.

Highway Superintendent Van Wormer questioned if someone were to be buried in this cemetery who would dig the graves? The Town of Coeymans maintain a couple cemeteries and they’re responsible for digging the graves.

Supervisor Ruso replied that as he understands it, it is up to the Town Board. There are people who own lots right now, the Town can decide not to sell any more lots, and the lots that exist are still owned by whomever purchased them. There are different ways to do the burial, anyone who

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wants to be buried there can hire someone with a backhoe to do the prep work. The third option is to come up with a fee, whether it's the Highway or someone the Town hires. The Town Board is learning their way through the process. The attorney also happens to be Supervisor for the Town of Nassau and has been involved with the largest abandonment in New York State. Our Town Clerk went to a Conference and one of the topics was the Abandonment of Cemeteries and He was the speaker. He called our Attorney who said he knows what he's doing.

Town Clerk Finke confirmed that the handout was used the next day.

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

Supervisor Ruso confirmed that the financial reports have been sent to Town Board members, asked if everyone had a chance to review them, and focuses on maintaining the budget and staying on budget.

Town Clerk Barb Finke

2 CO Search Compliance Residential \$250, 12 Building Permits \$2,294.04, 5 EZ-Pass Tags \$125, 4 Fishing Licenses \$5.70, 17 Dog Licenses \$114, 3 Late Dog License \$15, 1 Beer Permit \$20, 2 Non-Resident Park Rentals \$100, 2 Park Rentals \$50, 1 Major Subdivision \$150, 2 Special Use Permit/Variance Non-Commercial \$200, 1 Above Ground Swimming Pool \$60, 32 Certified Copies \$320, 2 Genealogical Copies \$44, 5 Photo Copies \$1.25, Recycle Fees \$5, Total State, County & Local Revenues \$3,859.29, \$21 to the New York State Department of Agriculture and Markets for the Spay/Neuter Program, \$84.30 to the New York State Department of Environmental Conservation for Fishing Licenses, Total to Supervisor \$3,753.99. I attended the New York State Association of Tax Receivers & Collectors Annual Conference at the Fort William Henry Hotel in Lake George. Classes included Nourish to Flourish; Techniques for De-Escalation; So Many Exemptions; Tax Collection Turf War: NYAOT vs OSC; Hot Topics; AI; and Findings from the Field. I had the opportunity to sit next to Marie Little, President of the New York State Town Clerks Association. Her experience and insights were valuable, and we had a photo taken that is on the official Town Facebook page. The Town Clerk's Office collected \$3,139,896.41 in taxes, \$8,736.28 in penalties, 1 Return Check Fee of \$20, and Notice fees of \$66, for a total of \$3,148,718.69 representing 83% collected. Remaining uncollected is \$664,166.03. The last day to collect in the Town Clerk's Office is July 31 and all books will be turned over to the County Treasurer in August. For Water Districts 2 and 3, we are currently collecting 18 percent penalty for third quarter, 12 percent for fourth quarter 2024, 6% for first quarter 2025 until August 15. The second quarter 2025 bills have been sent out. Sewer 1 is collecting with a 12 percent penalty for the first half until August 15. Second half of 2025 bills have been sent out. Renovations and construction of our new Records Room is completed. Our vendor for archiving our records is continuing the process and shelving has been ordered. Just reminding everyone that Amanda Eldred, Deputy Town Clerk, is a member of the National Guard and was activated by the Governor late February. Please keep her in your thoughts and we hope she will return to us soon.

Councilmember Downes wondered if the 17 dog licenses were for new or renewals.

Town Clerk Finke answered some of each.

ADOPTION OF MINUTES

The July 14, 2025 Town Board Regular Meeting submitted by Town Clerk Finke Moved by Supervisor Ruso and was seconded by Councilmember Downes. The adoption of the foregoing Motion was duly to a vote and the vote was as follows:

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

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AgFest

Councilmember VanEtten reported that everything went well except for the rainy weather.

Animal Control

Councilwoman Kash announced the October 4 Spay and Neuter Clinic will be with Upstate Spay and Veterinary Services at Town Hall, will need to get 40-50 appointments by September 14, preference given to New Baltimore residents, and after that it will be open to everyone.

Supervisor Ruso asked if they would take any without an appointment.

Councilwoman Kash answered that they try to get appointments because they can give a list to the veterinarians. Last year they were able to accommodate a few walk-ins.

Supervisor Ruso said he knew there's been some bad dogs lately.

Councilwoman Kash reported that there were some issues that have gone through Town Court about some dangerous dogs on 144, complaints were filed. On Friday, the owner of the two dogs appeared in Court and the Judge drew up a list of stipulations for the owner to abide by. The dogs were seized, taken to the Humane Society, have since gone back to the owner, and they were licensed. The dogs are to be kept confined, the owner is to build a strong kennel, put up a stockade fence, the dogs have to be muzzled and kept on leashes when off property, and seen by an animal behaviorist. The owner of the dogs is liable for medical bills for the person who was bitten, will also pay the shelter fees. She hopes the owner will do the right thing, keep them away from people, and keep everyone in the neighborhood safe.

Assessment

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 109-2025

JULY 28, 2025

**RESOLUTION TO ADVERTISE FOR SOLE ASSESSOR AND
BOARD OF ASSESSMENT REVIEW MEMBER**

WHEREAS the term of office of the Sole Assessor and Board of Assessment Review member will expire on September 30, 2025 and the Town Board approves the advertisement for said position.

RESOLVED the wording of the advertisement has been approved by the Attorney for the Town and following approval from the Town Board, the advertisement will be submitted to the Town Clerk for publication in the *Times Union*.

The Town of New Baltimore is seeking to appoint a Sole Assessor for a six-year term. The candidate must meet NYS Assessor requirements, knowledge and experience in RPTL, RPSV4, valuation deeds, sales, exemptions, small claims and BAR proceedings. The salary is \$19,479. The Town is seeking a resident to be a member of the Board of Assessment Review where one training session is required. The BAR is responsible for hearing assessment complaints and rendering determinations on assessment complaints. The salary is \$216 and a letter of interest can be sent to Town Clerk Barbara Finke, 3809 County Route 51, Hannacroix, NY 12087 or clerk@townofnewbaltimore.org by August 22.

Motion by Supervisor Ruso seconded by Councilmember Sottolano

Supervisor Ruso explained that we don't have a resignation. The Sole Assessor position is up every 6 years as of the end of September.

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AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

Audit and Budget

Supervisor Ruso reported that Budget season has started. Submissions are required in September, then October, and finalization in November. The first step is to meet with Department Heads, Town Clerk, Highway, and Courts to find out what's new, what's different.

Recycling Center Operator Kirk Trombley

6/25/25-7/28/25 20 Tires Up to and Including 16" Without Rims \$80, 60 Gallon Bags of Plastic (No Hard Plastics) 10, 6 Bundles of Magazines & Phone Books, 40 Bags and Bundles of Newspaper, 87 Boxes and Bundles of Cardboard, Total Income \$80. 6/28 & 7/2 2 Air Conditioners

Code Enforcement Officer Allan Jourdin

Summarization of Code Enforcement Officer activities for July 2025, is as follows: Building Inspections: 28; Total New Building Permit Applications Received: 15; Total Building Permits Issued: 7; Total Demolition Permits Issued: 1; Total Pool Permits Issued: 1; Certificates of Compliance Issued: 7; Certificate of Occupancy Issued: 1; Certificate of Occupancy Search Requests: 2; Total Complaints Received: 2; Total Complaints Resolved: 11; Building Permit Renewals: 7; Open Building Permits: 208; Building Department Fees for June 22, 2025 – July 23, 2025: \$3,771.47 Total Fees for Year to Date: \$17,869.98

Greene County EMS Representative Nick Dellisanti

The regular monthly meeting was held on Tuesday, July 15, 2025. There were 23 EMS calls in June for a total of 119 for this year 2025. YTD for all of Greene County Strokes 49, 26 Overdoses We had 243 calls for all of 2024.

Grants/Promotions/Economic Development

Councilwoman VanEtten asked the Highway Superintendent if he got any estimates for fixing the doors.

Highway Superintendent VanWormer answered that he didn't get an estimate for repairs, but got an estimate for a less expensive door.

Councilwoman VanEtten noted that the safety mechanism is completely gone on the back door and needs to be replaced.

Highway Superintendent confirmed.

Councilwoman VanEtten pointed out that that's the reason the door fell down was because the Safety mechanism was missing and asked if the Highway Superintendent called to see how much it would cost.

Highway Superintendent Van Wormer said that he spoke with them and they came, looked at the doors, and said he would send a price on a less expensive commercial door. He sent a price on the less expensive door, but not on the replacing the panels and hardware of the existing door. It is \$16,000-and-change for the original estimate and the next lower down door was \$14,000-and-change.

Councilwoman VanEtten noted that she had the exact same mechanism replaced on their door and it was \$742.50 and that was a year ago, just for reference.

Supervisor Ruso announced that they are looking to have this part paid for out of the grant.

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Highway Superintendent Alan VanWormer

June 23 to July 28 2025 Finished installing shoulders on Lime Kiln Road; Washed borrowed sweeper and returned to Town of Coeymans; Mowed and weed whacked all parks and Town Hall as needed; Mowed Staco Cemetery; Installed crossover culvert pipe on Alcove Road; Mowed roadsides with two mowers; Weed whacked around guiderails and bridges on New Baltimore Road; Patched holes with blacktop, we thank the NYS Thruway maintenance division for the long term loan of their asphalt hot box. Changed leaking air brake chamber on 1996 International truck number 8; 6/30, sent two trucks to help Town of Coxsackie chip seal; Cleaned up fallen tree on Saw Mill Road; Cleaned blocked ditch on New Baltimore Road by park; Cut tall grass in outfield at District one park; Started taking 2013 International truck apart to replace leaking oil cooler; 7/8 sent two trucks to assist Town of Athens chip seal; Cut brush and cleaned up around recycle center; Replaced broken hydraulic cylinder and hose on roadside boom mower, with a used one that we had; Cleaned shoulders and ditches on Alcove Raod, dumped several loads of dirt at District 3 park; Sent two trucks to Village of Coxsackie to assist with road milling; Installed new mulch around playground equipment at District 2 park; Put up new flag at District 2 park; Assisted Town of Coeymans with a deep dig culvert on Stanton Road.

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 110-2025
JULY 28, 2025

RESOLUTION TO AUTHORIZE THE PURCHASE OF PROPANE
PER GREENE COUNTY RESOLUTION 216-25

WHEREAS the Greene County Legislature advertised bids for #2D Diesel Fuel and three bids were received, opened and publicly read and the lowest responsible bidder meeting all specifications was determined.

RESOLVED the Town Board hereby authorizes the purchase of Propane from Nolan Bottle Gas Company, Inc. at the contract price offered by Greene County Resolution 216-25 at a fixed price of \$1.29 per gallon from September 1, 2025, through August 31, 2026.

Motion by Supervisor Ruso seconded by Councilmember VanEtten

Supervisor Downes asked if Albright's go down to the County or are they just out of the way.

Highway VanWormer replied he doesn't think they have the trucks or the manpower.

Supervisor Ruso noted that Albrights doesn't put in a bid.

Highway Superintendent VanWormer said they did once but couldn't be competitive.

Supervisor Ruso stated that \$1.29 is a good price.

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

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TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 111-2025
JULY 28, 2025

**RESOLUTION TO AUTHORIZE THE PURCHASE OF #2 DIESEL FUEL
PER GREENE COUNTY RESOLUTION 222-25**

WHEREAS the Greene County Legislature advertised bids for #2D Diesel Fuel and three bids were received, opened and publicly read and the lowest responsible bidder meeting all specifications was determined.

RESOLVED the Town Board of the Town of New Baltimore hereby authorizes the purchase of #2 Diesel Fuel from Bottini Fuel at the contract price offered by Greene County Resolution 222-25 from August 16, 2025 to August 15, 2026.

Highway Supervisor VanWormer announced that she received a phone call today from Main Care asking if they would be interested in staying with them. If so, the Town can piggyback onto Columbia County's contracted rate. Greene County rate with Bottini is \$2.9065/gallon, Columbia County's rate with Main Care is \$2.7695/gallon, \$0.137 gallon.

Supervisor Ruso pointed out it is \$0.13 cents, almost \$0.14 saved per gallon. The resolution can be pulled and another resolution can be drafted for the next meeting, that will happen before August 15, and that the Highway Superintendent will need to forward the specs.

Highway Superintendent VanWormer confirmed that he would.

Motion by Councilmember Downes seconded by Councilmember VanEtten to Table Resolution 108-2025 until the next meeting.

Supervisor Ruso reiterated that the resolution will be tabled until the August 11 meeting and for the Highway Superintendent to have the information to him by August 11.

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

Highway Superintendent VanWormer announced that he had the same thing for gasoline. The Greene County bid under Bottini is \$2.5473/gallon and Main Care under Columbia County is a \$2.286, \$0.2613 less/gallon.

Supervisor Ruso agreed that we should go with the same thing and to have the information by the next meeting and it saves a few dollars.

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 112-2025
JULY 28, 2025

**RESOLUTION TO AUTHORIZE THE PURCHASE OF GASOLINE
PER GREENE COUNTY RESOLUTION 223-25**

WHEREAS the Greene County Legislature advertised for bids for Gasoline and three bids were received, opened and publicly read and the lowest responsible bidder meeting all specifications was determined.

RESOLVED the Town Board hereby authorizes the purchase of Gasoline from Bottini Fuel Oil at the contract price offered by Greene County Resolution 223-25 from August 16, 2025 to August 15, 2026.

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CHPE Grant Discussion

Supervisor Ruso announced discussion on the CHPE Grant, a meeting with Councilmember Downes, Deputy Supervisor Dellisanti, and Highway Superintendent Vanwormer on Wednesday at 10 AM.

Councilwoman Downes pointed out they discussed the overages, paving of Reservoir, and the tamper. Decisions were made on whether there was enough money to do that and where the money could be pulled to cover the overages and the tamper, and the new patching. It was decided it was going to be taken out of Road Maintenance.

Highway Supervisor VanWormer confirmed that blacktop was going to come out of Road Maintenance and the tamper would come out of Machinery DA 5130.4

Councilwoman Downes confirmed that they decided that there was \$13,000 and came to an agreement on where the funds would come from to purchase the tamper.

Highway VanWormer said that the blacktop is \$13,000 and change, \$950/load, and \$13,725 would be 15 loads of blacktop.

Councilwoman Downes reported that there will be about \$4,000 left over.

Supervisor Ruso described the challenge for this year with the reduction in our PILOT from Serta. The reduction, just for the Highway account, was \$23,000 and the General Fund reduction is approximately \$27,000. There are challenges for this year's budget, that's about \$ 50,000 in revenue the Town will not receive.

Councilwoman Downes added the salt was another part, so we we're hoping we'll be fine with salt, just for the calendar year, because there will be a new budget in January.

Supervisor Ruso pointed out that this year will have a lot of challenges.

Councilwoman Downes added that they also discussed the new truck that was coming in.

Highway Superintendent VanWormer said that they sent a few pictures and they're working on it.

Supervisor Ruso asked if they have an ETA.

Highway Superintendent VanWormer answered Mid-September.

Councilwoman Downes wondered when we receive the truck if there was anything needed to be done.

Highway Superintendent VanWormer answered that it could go right on the road.

Supervisor Ruso explained that he has to reach out to the Bank of Greene County, it will be a five-year BAN, close to \$ 100,000 that we will be borrowing and they typically expect payment relatively soon after delivery. The earliest time for a delivery date is important so that the Bank of Greene County can be prepared, the Town has to go through the Bond Counsel, and he wasn't sure if the Town bonded anything since the Highway Supervisor has been here.

Highway Van Wormer mentioned that the last thing we bonded was the excavator.

Supervisor Ruso pointed out that the first payment will be due one year after the delivery which means September of next year and that bond payment will be built in for next year's budget.

Highway Superintendent VanWormer said that he is still fighting with them to take away the price increase.

Supervisor Ruso noted the original bid price on the purchase of the truck from 2001 went up and we still want the truck.

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Highway Superintendent VanWormer reported that they just found some major engine issues with the 2013 International truck number 7 and are looking at major dismantling of the engine to replace the oil filter housing/cooler. It is rusted, falling apart, and they are trying to complete the job in-house, they have a mechanic from the Thruway helping and there are no guarantees. If it is sent out, the repair cost will probably be several thousand dollars. He does not want to put the 2011 truck up for auction until the 2013 is repaired in case it needs to fill in for plowing.

Supervisor Ruso asked if he wanted to retain the 2011.

Highway VanWormer stated the 2011 is the one they will sell, the 2013 is the one they're having issues with now.

Councilwoman Downes questioned if the new truck will replace the 2011.

Highway Superintendent VanWormer answered that the new truck will replace the 1985 Oshkosh which they will keep and put on a different run, Scheller Park and that area. The other one will be Medway. They will sell the 2011 after the 2013 is fixed.

Councilwoman Downes questioned if the 2011 is the one with the special engine.

Highway Superintendent VanWormer noted there are two, the one they are selling and the one they are working on.

Councilmember Downes asked if they should be switched out, sell the rusted and keep the 2011.

Highway VanWormer pointed out the 2011 doesn't have a wing, it's two series smaller, and it plows Gedney Hill and Shady Lane. The 2013 has a bigger plow and bigger wing, otherwise he would sell.

Councilwoman Downes thought that if it's rusted out, that makes her nervous.

Highway Superintendent VanWormer claimed that the body is good, the nuts and bolts and oil lines are rusted and decaying, and will keep the Town Board posted.

Supervisor Ruso asked if there was anything more to discuss on CHPE.

Councilwoman VanEtten observed that nothing can be done until they receive the prices.

Supervisor Ruso added that the Town Board will wait for his input.

Highway Superintendent VanWormer clarified that on the agenda it shows there was a \$9,700 overage on CHIPS reimbursement. When the 284 was turned in with documentation, the CHIPS funding was never intended to cover the entire cost of paving. There was \$419,000 in CHIPS funds including \$64,000 carried over from last year, every penny of CHIPS was spent on paving and the balance of \$94,700 would be paid from Road Repair. Two roads could be paved completely without having to leave one road halfway paved, they were able to pave just over four miles of road.

Supervisor Ruso asked if the account is DA5110.4.

Highway VanWormer believes that the voucher and Purchase Order were already in for that.

Seniors

Councilwoman VanEtten announced that the Senior Picnic is coming up September 11th at noon in the Park.

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Planning Board Chair Rob VanEtten

The Planning Board met on July 10, 2025, in which the following business was transacted: ... **Tortoise Ventures, LLC Minor Subdivision** The Board reviewed and approved the 3-lot Minor Subdivision on Old Kings Road. The authorized agent Drew Schuffert was present. A resolution was read and unanimously approved. Mr. Schuffert was reminded he has 60 days to file the maps with the County. ... **NY Land & Lakes – Pine Haven Major Subdivision** The Planning Board passed a resolution to close the escrow account for the Pine Haven Major Subdivision. The Clerk confirmed that all outstanding consultant and legal fees had been paid, supported by documentation. The balance will be returned to New York Land & Lakes Development, LLC. ... **Cheema Gas Station/Convenience Store** The Clerk reported that a response from the DOT was received regarding the Cheema project. The developer has been granted Stage 1 of the required PERM-33 permit for the driveways. Prior comments regarding the DOT concerns had already been addressed in earlier meetings. ... **Preliminary Solar Project Discussion** The Board was informed that a solar company plans to attend the August meeting for a preliminary discussion. No application has been submitted yet, but they are expected to present a draft site plan. The interconnection with Central Hudson is projected for 2029. Concerns were raised about substation capacity on Route 9W. ... **Boehm/Kiselev Subdivision** The Board discussed the pending Public Hearing with the Zoning Board of Appeals scheduled for August 6, 2025. The Planning Board agreed to tentatively place the subdivision on the August agenda pending approval of the variance and submission of correct maps. The Board approved the June 12, 2025 Regular Monthly meeting minutes and the Public Hearing minutes for the Tortoise Ventures Minor Subdivision. Meeting adjourned at 7:18 PM.

Town Courts

The following is the Town of New Baltimore Court monthly report for June 2025.

- Total June monies received was \$10,539.00
 - Hon. James W. Huff \$5,395.00
 - Hon. Anthony C. Konsul \$5,144.00

- Total 2025 monies received (January-June) \$77,589.00

Total new cases received 122

Town Clerk Finke reported through May, Judge Huff \$38,205, Judge Konsul \$28,845, Total \$67,050, State Share \$36,599, County Share \$650, Town Share \$29,408, Other \$393

Veterans

Councilwoman VanEtten announced another successful Veteran’s Picnic the weekend before and it went very well. There were 57 people despite claims on Facebook that were not true, which is a great place for false information, but there were 57 people there.

Supervisor Ruso noted it said 20.

Wastewater Treatment Plant

Councilmember Sottolano reported that a new screen for the headworks was ordered, it is due to come in any day, installation will occur during August. In early fall, they will have pumping of the pipes again as last year in District 1.

Zoning Board of Appeals Chair Bill Boehlke

The Zoning Board of Appeals met on July 2, 2025, in which the following business transacted...
... **Charles Rappa Variance Applications** Mr. Rappa appeared before the Board regarding two greenhouse structures constructed on his property without permits and not in compliance with required setbacks. He explained the placement was intended to maintain emergency access between homes, and he believed permits weren’t required due to assumed agricultural use. The Code Enforcement Officer determined permits were required and that the structures violated the 15-foot rear and side setback requirements for the Hamlet District. Mr. Rappa presented a draft site map showing the structures, with one greenhouse just 1 foot and the other 6 feet from the boundary lines. The Board advised that an official licensed survey showing structure placement in relation to property lines is required before a decision can be made. They also discussed the possibility of negotiating with neighbors to purchase small portions of adjacent land to help

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satisfy setback requirements. Mr. Rappa was instructed to obtain a licensed survey and submit it to the Clerk before the Variance applications can be reconsidered. ... **Boehm/Kiselev Variance**
The Board discussed the status of the Boehm/Kiselev Variance. Due to a delay in waiting for comments from the Greene County Planning Board, the Public Hearing had to be postponed. The Clerk explained that they are now two months past the original resolution date and suggested the resolution might need to be updated to reflect a later date, allowing Mr. Kiselev time to apply for his lot line adjustment with the Town of Coxsackie. The Board did not believe this would delay his process. The Clerk confirmed that the Boehm/Kiselev Variance is on the July County Planning Board agenda, and that she had submitted the resolution with all conditions. The Board agreed to tentatively schedule the Public Hearing for August pending the County's response. The Board approved the minutes from the June 4, 2025, Regular Meeting. Meeting adjourned at 7:18 PM.

Councilmember Kash asked about the status of the Greene County Planning Board and that it no longer has Town representatives anymore.

Councilmember Sottolano answered that the Board meets every Wednesday, it's a public meeting for anyone to attend.

Supervisor Ruso added there used to be Town representatives and now it's only County people.

Councilmember Kash noted that they had not met for such a long time.

Supervisor Ruso thought a couple years.

Upcoming Meetings

- August 6, 2025 Zoning Board of Appeals Meeting
- 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
- September 11, 2025 Senior Citizen Picnic at Cecil Hallock Park at 12 Noon
- September 20, 2025 Townwide Yard Sale at 9 AM
- October 4, 2025 Mobile Spay/Neuter Clinic at Town Hall, Pre-Registration Required at jkash@townofnewbaltimore.org

Public Comment Period/Community Events

Robert Slater expressed that he was there as a member of Slater Development LLC, parcel 40.04-1-31 in the Town of Coxsackie as well as a member of R. Slater Properties LLC, parcel 40.04-2-8 in the Town of New Baltimore north of the RV dealership. He assumed this project was in the very beginning stages of planning with discussion with property owners about use of their property.

Supervisor Ruso pointed out that originally it was supposed to go on the Flach property, the conversation had been back some, and the engineering company and the project people had those conversations.

Robert Slater said that it was his understanding that the Town already had an easement to access parcel 40.4-2-5 which is the Flach property.

Supervisor Ruso agreed.

Robert Slater observed that it borders their property in New Baltimore and to gain access requires going about 575' through thick woods. Going through their Coxsackie property, there's about 50 feet of weeds and brush, no forest, no trees. He understands the huge cost savings associated with not using the easement that the Town already has. The Coxsackie area is used as a parking lot and staging area for the RVs that are going to be worked on. People drop them off, they're staged there, they come into their service bays, they go back down to that lot. Their crew is in and out of there multiple times a day. They only have one means of access into that property which is the same means the Town is asking to use and they will be taking about 1/3 of

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that parking area in order to gain access to these trucks and it is not the property that was in the resolution for a water tap.

Supervisor Ruso questioned if the parcels identified on the GIS Map are wrong.

Robert Slater confirmed and noted that the piece of property that the Town requested the tap on is the one in our resolution. To get where the Town needs to go, they have to go across that property. The problem is that the Town has to go through their other property to get to that property which he opposes because it will greatly diminish their use of that land. It is not just an empty field that they're driving through, it is an active business, and the only way to do that, the road goes in that parking lot is through their main business parking lot. He feels it's not just a piece of grass and it will greatly affect their ability on their daily operations. His ask, in return for that, was a fire hydrant on the West side of 9W and a tap for that house that was passing.

Supervisor Ruso noted that he spoke with Mr. Slater about a month ago about a fire hydrant and that wasn't going to happen, but adding a parcel was no difficulty. When he went and spoke to Bellamy a week ago, what was the only request was the line from parcel...

Richard Slater said that it was misrepresented, he should have walked over and had a conversation with the property owner and asked when this project started.

Supervisor Ruso replied that it hasn't started.

Richard Slater asked when the planning started.

Supervisor Ruso answered last year.

Richard Slater thought there should have been a conversation a year ago if the Town was giving this company access through his property to do the project.

Supervisor Ruso pointed out that at that time, it wasn't known it was going to go anywhere near his property until they spoke and that's all he knows about this. He asked Mr. Slater if he doesn't want the project to go forward?

Richard Slater replied that he wasn't saying that at all. What he was saying is if the Town is going to diminish the use of his business property that they use multiple times a day, he wants a fire hydrant. Otherwise, use the easement that the Town already has.

Supervisor Ruso announced that the Town will proceed accordingly.

Richard Slater said that the cost of a fire hydrant added to that is way less than the cost of going through 500-600' of forest.

Supervisor Ruso stated there is nothing he can do here today about that.

Richard Slater thought they could have had a conversation as adults a year ago, it didn't have to come to this in the ninth hour.

Supervisor Ruso explained that there was a resolution earlier that with Richard Slater's comments makes it null and void and he is going to have to make a resolution to...

Richard Slater stated that he was not trying to slow the project or make it more costly, but that he was going to..., demanded the Supervisor not roll his eyes, he was not going to step to the side, he's speaking, he's speaking.

Supervisor Ruso instructed Richard Slater that he was not to yell from the back, to come up to the podium, and he was just going to say that he has to go back to people to examine this.

Richard Slater announced that he was still speaking.

Councilwoman VanEtten said that he only has three minutes.

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Supervisor Ruso announced that's all we have.

Councilwoman VanEtten stated to table that and come back to it.

Supervisor Ruso confirmed that the Board will come back to him.

Richard Slater announced that he would come back to the next meeting.

Supervisor Ruso stated that was fine.

Councilwoman Kash thought we need to withdraw the resolution.

Motion by Supervisor Ruso seconded by Councilmember Sottolano to withdraw Resolution 107.

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

Audit of Claims

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 113-2025

JULY 28, 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 2025b-07-01 to 2025b-07-29, it is

RESOLVED that the Supervisor is hereby authorized to pay claims 2025b-07-01 to 2025b-07-29.

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

General \$20,841.62, Highway \$7,045.82, Sewer 2 \$204.33, Water 2 \$1,240.00, Total \$29,331.77

Adjournment

Motion by Councilmember Downes seconded by Councilmember VanEtten, the meeting was adjourned at 8:13 PM

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

Respectfully Submitted,

Barbara M. Finke RMC CTO
Town Clerkown Clerk