

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

AUGUST 11, 2025

Please silence cell phones while the meeting is in progress.

Pledge of Allegiance

Moment of Silence for Gordon Bennett

Adoption of Minutes

- June 23, 2025 Town Board Work Meeting
- July 28, 2025 Town Board Work Meeting

Public Comment Period

New Business

- 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 of CHPE Grant

Upcoming Meetings

- 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

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 08/15/2025**
COUNTY OF GREENE **Adopted 08/25/2025**
TOWN BOARD WORK MEETING
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OPENING OF WORK MEETING

Supervisor Ruso opened the meeting at 7:00 PM and the Pledge of Allegiance was said. Also attending Councilmembers Kash, Sottolano, and VanEtten; Deputy Supervisor Dellisanti; Town Clerk Finke; Highway Superintendent VanWormer; and 13 members of the public who signed the attendance book. Absent: Councilmember Downes

Supervisor Ruso called for a Moment of Silence for Gordon Bennett

Gordon Bennett was the Sole Assessor in the Town of New Baltimore from September 25, 1995 to September 30, 2019. He was admitted to membership in the Institute of Assessing Officers and awarded the designation of Professional Assessor in 2006. That is the highest rank any Assessor could achieve at that time and only 10% of Assessors held that rank.

ADOPTION OF MINUTES

The June 23, 2025 Town Board Work Meeting submitted by Town Clerk Finke Moved by Supervisor Ruso and was seconded by Councilmember VanEtten. The adoption of the foregoing Motion was duly to a vote and the vote was as follows:

AYES: Ruso, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Downes

Motion Carried

ADOPTION OF MINUTES

The July 28, 2025 Town Board Work Meeting submitted by Town Clerk Finke Moved by Supervisor Ruso and was seconded by Councilmember Kash. The adoption of the foregoing Motion was duly to a vote and the vote was as follows:

AYES: Ruso, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Downes

Motion Carried

Public Comment Period

Nicola Cremini spoke about trying to get a Certificate of Occupancy since 2021, he spent \$50,000 to do what the Inspector wanted, hired an architectural firm who couldn't find anything wrong with the house, believes everything is to NYS Code. This is the third time he is losing the sale on the house, has had signed contracts with the lawyers, and is asking for the Certificate. He believes there is nothing wrong with the house, \$50,000 later and still struggling to get the CO, he was here three months ago tomorrow, hasn't received an email, phone call, or text message, and that's why he came 200 miles to be here.

Supervisor Ruso explained that it is in the hands of the Building Inspector, he will be in the office tomorrow and will contact him, but that he is not an Inspector and has no knowledge of what could be holding it up.

Nicola Cremini continued that he did everything that he wanted him to do, will give the Supervisor all the paperwork, the last time he was here he gave all the certificates and correspondence, but it seems to him that any time he does that, the Building Inspector comes back with something new. He just wants to go on with his life and sell the house.

Supervisor Ruso stated that he would call and gave Mr. Cremini his telephone number.

Deputy Supervisor Dellisanti asked Mr. Cremini if he spoke with the Building Inspector since the last time he was at the Board meeting.

Nicola Cremini answered that he did not and doesn't know what to do anymore, he feels that he has done everything that he wanted him to do.

Supervisor Ruso promised that he will find out the status of his Building Permit application and call him.

Nicola Cremini thanked the Board for their time and wished them a good night.

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Rob VanEtten said that about a month ago he and Councilmember VanEtten had a meeting with the Highway Superintendent to look at the garage doors. They definitely need work, there is damage over the years, he works with large overhead doors and has a fair amount of experience. He believes that there was a good discussion about what should be done, the Highway Superintendent didn't think he could get estimates as no one was interested, and parts weren't available. Then all of a sudden, there was an estimate. Councilmember VanEtten offered multiple times to reach out to meet with the repair companies and no one could call back. The estimate that was received was not at all what they discussed to make the doors operational and safe, he wondered if somebody from the Town Board could have been there when it was done, and that he doesn't have much confidence in the estimate.

Highway Supervisor VanWormer stated that when Rob and Shelley were at the garage they asked him to get an estimate and suggested Madsen Overhead Doors. He called Madsen Overhead Doors, they sent someone over who thought the doors were over 25 years old and falling apart.

Supervisor Ruso thought it was agreed that they need to be replaced.

Highway Supervisor VanWormer answered that Shelly wants to piecemeal the doors with old parts and new parts to make it so they work. In the estimate it states that if they put new panels in old doors, it's not an exact match, they'll get as close as they can, they are not going to fit properly and not seal properly.

Councilmember VanEtten would have liked to have heard that, but also that the Highway Superintendent said the other companies wouldn't even give an estimate and that's why they suggested Madsen. Additionally, there's were over 25 years old and they've had them repaired.

Highway Supervisor VanWormer pointed out the estimate given to piecemeal or repair the doors only includes one opener, there were supposed to be two, which would increase the estimate by \$1,575 for the openers for the two front doors.

Councilmember VanEtten questioned that the doors are damaged from being backed into, parts are missing, with brand new doors, if something happens, are they going to get a report about the damage.

Highway Supervisor VanWormer reported that he hit the door and told this Board about it. The doors are 25 or 26 years old, he can't see putting money into them, and it's not his decision to make.

New Business

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.

Motion by Supervisor Ruso seconded by Councilmember VanEtten

Councilmember Kash asked the Highway Superintendent if this meets with ...

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Highway Supervisor VanWormer answered that it does not, he spoke with Bottini about their winter blend fuel, the Highway Garage currently gets a 60/40 blend, Bottini only offers an 80/20 blend which could be an issue during extremely cold weather. He spoke with his colleagues in the Town of Windham about a bid of their own where they could get the 60/40 blend in the winter. He did call Main Care before the contract expired and they filled their diesel tank, there's no chance of running out before the switchover which will buy some time to figure out a contract.

Supervisor Ruso announced that what the Town Board will have to do is bid it out separately with the specs that the Highway Superintendent provides. In the meantime, the current resolution expires on August 15 so the Town Board is going to continue with this resolution until they have the bid specs and can bid it out. While the Highway Superintendent doesn't have to have the specs tomorrow, the Town Board will have to have something before their next meeting or else the Highway Garage won't have any fuel contract at all.

Highway Supervisor VanWormer agreed.

AYES: Ruso, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Downes

Motion Carried

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.

Motion by Supervisor Ruso seconded by Councilmember Sottolano

AYES: Ruso, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Downes

Motion Carried

Discussion of CHPE Grant

Councilmember VanEtten explained what was decided was that the grant money was to go to the Highway Department because they need the radios and the garage doors are a hazard at this point. In the future she would like a damage and missing pieces report in writing when things happen moving forward.

Supervisor Ruso pointed out that \$30,000 is the grant and that the radios will be around \$20,000 and asked for confirmation from the Highway Superintendent.

Highway Supervisor VanWormer confirmed that it was \$17,000 and if the Town wanted to pay a year upfront on the tower rental space at \$1,200, it would bring it up to about \$19,000.

Supervisor Ruso thought that the tower was free of charge through the County.

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Highway Supervisor VanWormer said that the County tower doesn't work and that he wasn't going to put new equipment on a tower that doesn't work. The tower that they will be using is at the South Westerlo Firehouse and they have agreed to lease that space for \$100/month and that's where all the Town's equipment will be.

Deputy Supervisor Dellisanti questioned if it was \$100 per month, \$1,200 per year, every year.

Highway Superintendent VanWormer confirmed and noted that it would be every year.

Supervisor Ruso reflected that the Town had their tower on School Hill Road, the company that owned the tower wanted \$150/month but because the County was putting up a tower he was informed that it would be free because the County would put our antenna up there and the Town agreed. There was a meeting attended by the Highway Superintendent and the Fire Departments. There was a charge of \$2,700 to move the antenna from one to the other and then it was up and running. And now, shortly thereafter, the Town has to buy radio equipment to boost the reception. The Supervisor asked if there was something aside from on the antenna or was on the vehicles themselves.

Highway Supervisor VanWormer thought it was a new repeater.

Supervisor Ruso reiterated that the Town had a tower at \$150, then it had to be moved and it cost \$2,700 and then new equipment had to be purchased, \$1,500 for a new repeater, and it seems to be never ending, that every couple of years there's more expenses. He questioned if this is ever going to end or if there will be more.

Highway Supervisor VanWormer thought that this would be it, Hudson Valley Radio confirmed this would work 100%. He claims the Town was misled, that the County did the actual survey, paperwork and said it would work, but once it was up it didn't work due to a loss of elevation.

Supervisor Ruso knew there was an issue with the antenna on School Hill and questioned the other issue.

Highway Supervisor VanWormer answered that critters were chewing the wires.

Supervisor Ruso pointed out that they didn't charge anything because we provided plowing for their access road and in return the Town was able to use that tower free of charge. For reasons he didn't know, the Town no longer plowed that driveway and since the Town wasn't going to plow, the company was going to charge. This could have been for free and we never would have had to move anything.

Highway Supervisor VanWormer agreed.

Supervisor Ruso was worried about the next one.

Highway Supervisor VanWormer stated that this new equipment is higher wattage, much better equipment, and it is guaranteed that it will work.

Supervisor Ruso asked about the Fire Department.

Highway Supervisor VanWormer answered that they are saying it will work for them too, they are on the same frequency, he thought the Town was going to pay the electric, but Greenville Fire has an outlet the Town can plug into.

Councilmember VanEtten mentioned that the Town Board needs three bids for each item according to the Town's Procurement Policy and asked if the door was on state contract.

Highway Supervisor VanWormer stated that the radios are on state contract and he already has three quotes for that.

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Supervisor Ruso didn't see anything with a state contract.

Highway Superintendent VanWormer announced that he sent that over and there is a letter from River Valley Radios that there's going to be a price increase at the end of the month.

Supervisor Ruso said that he didn't see anything with a state contract number.

Highway Supervisor VanWormer confirmed that he would call tomorrow and get it.

Deputy Supervisor Dellisanti asked if the Highway Superintendent could fill out a purchase order with a state contract.

Supervisor Ruso agreed that he just has to sign it, the radios wouldn't have to be bid out just picked up, and asked the Highway Superintendent if he has three bids for the garage doors.

Highway Supervisor VanWormer answered that he had three bids.

Deputy Superintendent Dellisanti thought that purchase order could be submitted too.

Town Clerk Finke asked if the bids were apples to apples.

Supervisor Ruso noted that he had not seen them and it would have to be reviewed.

Ellie Alfeld thought that if the Town had gotten the original in writing from the County in the beginning we would be home free, but they didn't give anything in writing.

Highway Superintendent VanWormer noted Overhead Door Company, Madsen, and C&R Overhead Door, C&R being the least expensive.

Supervisor Ruso declared that this is a \$30,000 grant, the Town is going to be spending close to \$20,000 on the radios, the lowest quote is from C&R at \$16,049.

Highway Superintendent Van Wormer said there was a quote for \$14,000 although it was for a lower grade door, the R factor was one-quarter.

Supervisor Ruso continued that the Overhead Door Company is \$17,000, this is \$16,000, and that's \$19,000, so \$20,000 plus \$16,000 is \$36,000.

Highway Supervisor VanWormer thought we may want to not pay up a year ahead on the tower space rental, stick to the \$17,000+ on the doors, and just pay the \$100/month as we go.

Supervisor Ruso confirmed that we are still over, instead of costing \$37,000 it will cost \$35,000. When this is finalized, there will be a resolution to use one of the reserve funds, not sure which one and will have to sort that out.

Highway Supervisor VanWormer asked if he should order the radio equipment before the price goes up.

Supervisor Ruso suggested filling out a PO since the radios are already on State contract according to the Highway Superintendent and to move forward. The items are in excess of the grant and that amount will be coming out of the reserve fund.

Councilmember Kash asked if it was the reserve fund of the Highway.

Supervisor Ruso answered that he wasn't sure.

Councilmember Kash wondered if the replacement of the garage doors was a long term investment that could come from the Town General Fund.

Supervisor Ruso confirmed that the Town puts money aside for our reserve funds for these kinds of things and this year has a tighter budget.

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Councilmember Kash noted that the Town had \$50,000 in mold last time.

Supervisor Ruso agreed that \$50,000 in mold abatement took a chunk and suggested moving forward, have a meeting with the Highway Superintendent, and formalize the bid. The bids will be scanned and sent to the Board.

Ellie Alfeld continued discussion on the CHPE Grant and asked if the Town is only getting a \$20,000 grant.

Supervisor Ruso corrected \$30,000.

Ellie Alfeld questioned if that was the total this company is giving the Town especially when they have done more damage.

Supervisor Ruso clarified that the first answer was \$30,000 for this grant, there is a PILOT agreement that upon completion of the project, estimated in 2027, the Town will receive \$200,000 a year.

Ellie Alfeld asked if anyone on the Board was aware of how many changes this company has made, that the only way to know was to read all the Public Notices in the *Times Union* because they have not come to the Town Board for any changes and they don't care about the people whose property they are destroying and they aren't finished. She asked about Barry Guptil's property and thought it wasn't worth half of what it was before they came in and it was disgusting.

Councilmember Kash thought it would seem appropriate, since the Town will be doing the PILOT, that they would give updates from time to time.

Supervisor Ruso suggested he could give them a call, thanked Ellie Alfeld, and said that her point was well made.

Upcoming Meetings

- 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

Audit of Claims

TOWN OF NEW BALTIMORE, COUNTY OF GREENE

RESOLUTION 114-2025
AUGUST 11, 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 2025-08-01 to 2025-08-29, it is

RESOLVED that the Supervisor is hereby authorized to pay claims 2025-08-01 to 2025-08-29.

BE IT FURTHER RESOLVED that the Town Clerk will prepare an abstract and hold it for public review until September 30, 2025.

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Motion by Supervisor Ruso seconded by Councilmember VanEtten

AYES: Ruso, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT: Downes

Motion Carried

General \$6,899.97, Highway \$1,038.49, Sewer 1 \$217,100.98, Sewer 2 \$42.51, Streetlighting 1 \$1,771.48, Streetlighting 2 \$202.96, Total \$227,056.39

Councilmember Sottolano stated that she has been hearing incorrect information about the Complete Streets project for which there was a public meeting. She wanted to correct the information about the extreme inflation of the cost, one statement being \$160 million, one statement being \$60 million. There was mention at the public meeting of \$16 million, but she could see hearing \$16 million and then mishearing it, but those figures are wrong. The original figures that were proposed by the engineers for all of the work, which was discussed not doing it all, and the highest level of engineering that they would have to meet would have been about \$7 million for work and about 30% additional would have made it about \$9 million. However, as was said many times during the meeting, and the comments of the public and townspeople, there was discussion about many things to pull back on the work that would be done. The engineers have already done some of that revision and had said it would make a significant reduction. They talked about the length of the work to be done, not having same width on the shoulders on the road, a lot of things were discussed to reduce the cost. Again, at the suggestion of the townspeople, which is why the public meetings were held, the Board wanted to hear from them. She wanted to stress that the goal is that the project would be paid primarily from DOT, from earlier conversations told us 80%, and at the meeting the representative from DOT said that the Town is in an extremely good position to get a TAP grant because the project fits and very few municipalities have applied for that grant money so there's money available. DOT just received huge funding. They also have another alternative called a TIP Grant which actually puts the project on DOT program work where it would be less of an expense to the Town. They hope that everything would be paid by these grants and by DOT's contribution given it's a State road, they acknowledged that there are dangerous areas of the road. At the meetings it has been said repeatedly that there is no desire for eminent domain and they are not trying to steal property from people to put in sidewalks. Her interest is to make sure that the steps of the project are followed, the study was done to find out what the issues were, moving forward with some suggestions of what could be done, listening to the public. Her interest is just to make sure that those steps are followed, not to come to any conclusion, and what the decision between the Town, the townspeople, and DOT come to is what we will do. She has no personal interest in how that will come, the Town will follow the steps and come to the conclusion that everyone can agree upon. There's been misstatements out there, the Town is trying very hard to do this project and to keep the townspeople fully informed and involved.

Supervisor Ruso pointed out that he never heard \$160 million or \$60 million, but was told by DOT \$16 million.

Councilmember Sottolano thought that was awhile back and the estimate is already going down.

Supervisor Ruso confirmed the original \$16 million was for the full scale project, before it was scaled down, and the final dollar figure is yet to be determined.

Adjournment

Motion by Councilmember VanEtten seconded by Councilmember Sottolano, the meeting was adjourned at 7:34 PM

AYES: Ruso, Downes, Kash, Sottolano, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Motion Carried

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Respectfully Submitted,

Barbara M. Finke, RMC, CTO
Town Clerk