

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

**SEPTEMBER 22, 2025**

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

**Reports**

**Supervisor**

- Resolution to Award Bid for the Town Hall Improvement Project
- Resolution Establishing the Position of Cemetery Sexton

**County Legislator**

**Town Clerk**

- Distribution of 2026 Tentative Budget to Town Board
- September 8, 2025 Town Board Regular Meeting Minutes

**Historian**

Agriculture/AgFest (Member VanEtten)

Animal Control (Chair Kash, Member Sottolano)

Assessment (Chair Sottolano/Member Kash)

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)

Greene County Planning Board (Sottolano)

Highway (Chair Ruso/Member Downes)

- Resolution to Authorize the Highway Superintendent to Purchase Abrasives (Dry Screened and Washed) Used in Snow and Ice Control Until September 19, 2026
- Resolution to Award Bid for Ultra Low Sulfur Diesel Fuel

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**

- October 1, 2024 Zoning Board of Appeals Meeting at 7:30 PM (If Needed)
- October 4, 2025 Mobile Spay/Neuter Clinic at Town Hall, Pre-Registration Required at [jkash@townofnewbaltimore.org](mailto:jkash@townofnewbaltimore.org)
- October 9, 2025 Planning Board Meeting at 7:30 PM
- October 13, 2025 Town Offices Closed for Columbus Day
- October 15, 2025 Town Board Regular Meeting at 7 PM
- October 27, 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 on a given topic 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 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 10/06/2025**  
**COUNTY OF GREENE**                              **Adopted 10/15/2025**  
**TOWN BOARD WORK MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**SEPTEMBER 22, 2025 – Page 1**

**OPENING OF WORK MEETING**

Supervisor Ruso opened the meeting at 7:00 PM and the Pledge of Allegiance was said. Also attending Councilmembers Downes, Kash, and Sottolano; Deputy Supervisor Dellisanti; Town Clerk Finke; Deputy Highway Superintendent VanWormer; and 10 members of the public who signed the attendance book. Absent: Councilmember VanEtten and Highway Superintendent VanWormer

***Supervisor Jeff Ruso***

Supervisor Ruso announced that he forwarded to the Board information regarding the Bid Form for construction at the front of the building, received two bids, and hoped everyone had a chance to review those bids.

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

**RESOLUTION 129-2025**  
**SEPTEMBER 22, 2025**

**RESOLUTION TO AWARD BID FOR THE**  
**TOWN HALL IMPROVEMENT PROJECT**

**WHEREAS** an Invitation to Bid for sealed bids appeared in the *Times Union*, a pre-bid conference was scheduled for September 5 at 1 PM, and two sealed bids were received and read aloud at the bid opening on September 18, 2025 at 1 PM at the New Baltimore Town Hall, 3809 County Route 51, Hannacroix, New York from

Jiwan Construction Inc.	\$226,513
Bunkoff General Contractors Inc.	\$294,500

**RESOLVED** the Town of New Baltimore approves the recommendation of Delaware Engineering to accept the bid from Jiwan Construction Inc., the lowest responsible bidder, for \$226,513, with partial funding from a \$150,000 SAM Grant and the remaining expenditures to be extracted from the Town of New Baltimore “Building” Reserve fund which currently has a balance of \$90,176.00

Motion by Supervisor Ruso seconded by Councilmember Downes

**Supervisor Ruso** pointed out that this grant was submitted in 2019, due to COVID it was delayed, and the Town was awarded a grant of \$150,000. Since 2019 the costs are not the same in 2025 and is \$76,000 more than the original estimates back in 2019.

AYES: Ruso, Downes, Kash, Sottolano

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

**Supervisor Ruso** confirmed that the Town received word today that the new Highway truck will be delivered on Friday. This truck was ordered in 2021, took four years to build, and the price is now \$223,971.83. The plans are to pay \$160,000 in the Highway Reserve for the purchase of equipment, this is the fifth truck in the last three years purchased without borrowing.

**Supervisor Ruso** verified that there would be no borrowing for this truck either, the Town will use the Highway reserve account for \$150,000, and General Fund allocated fund balance of \$73,000.

**Supervisor Ruso** hoped the Board members reviewed the financial reports for June, July, and August and made a Motion to approve seconded by Councilmember Downes.

**TOWN OF NEW BALTIMORE**                      **Draft 10/06/2025**  
**COUNTY OF GREENE**                              **Adopted 10/15/2025**  
**TOWN BOARD WORK MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**SEPTEMBER 22, 2025 – Page 2**

AYES: Ruso, Downes, Kash, Sottolano

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

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

**RESOLUTION 130-2025**

**SEPTEMBER 22, 2025**

**RESOLUTION ESTABLISHING THE POSITION OF CEMETERY SEXTON**

***WHEREAS*** the Town of New Baltimore operates public cemeteries within its jurisdiction and requires certain services to maintain and manage those cemeteries; and

***WHEREAS*** the position of Sexton to manage the needs of the cemeteries is a needed service, and

***WHEREAS*** the payment for services rendered to the Sexton by the Town of New Baltimore shall be currently defined as:

\$125.00 Per Grave Opening Per Standard Grave

\$125.00 Cremains Interment Per Standard Grave

\$25.00 Monument Permit Review Per Standard Grave, and

***WHEREAS***, The Sexton shall submit a monthly invoice to the Town Clerk for services rendered, and payment shall be made within thirty (30) days of approval, and

***WHEREAS***, The Sexton shall be responsible for all compliance with all laws, rules and regulations involving employment of labor, hours of labor, health and safety, and working conditions. The Contractor shall be solely responsible for payment of all federal, state, and local taxes arising from compensation paid under this Agreement,

**NOW THEREFORE BE IT RESOLVED** that the Town of New Baltimore hereby establishes the position of Sexton of Cemeteries.

Motion by Supervisor Ruso seconded by Councilmember Downes

**Councilmember Sottolano** asked about the salary.

**Supervisor Ruso** answered that it would be per event, the charges do not include the contractor who would dig the grave, the Sexton would hire the contractor, the family would pay the fee, and this is remuneration. It is \$125 for each one and \$25 to make sure the monument is in the appropriate place.

AYES: Ruso, Downes, Kash, Sottolano

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

***County Legislator Pat Linger***

For September I've attended 8 regular committee meetings, one special committee meeting, one special Legislative meeting, one workshop, one Justice center meeting, regular Legislative meeting #9, the 9/11 ceremony at the Emergency Services building, the 2025 Senior Day at the Point, the Vet2Vet Community Day, and will be attending the ambulance task force meeting, another workshop, and the 2025 youth pheasant hunt. My hope is that this month will be the final ambulance task force meeting prior to setting into motion the challenge of developing the county-wide ambulance service that we've been discussing over the last 11 months. While my crystal ball is still somewhat cloudy because the decision has not been finalized with the task

**TOWN OF NEW BALTIMORE**                      **Draft 10/06/2025**  
**COUNTY OF GREENE**                              **Adopted 10/15/2025**  
**TOWN BOARD WORK MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**SEPTEMBER 22, 2025 – Page 3**

force yet, the plan will be to hire a director for EMS in early 2026 and potentially take over the cost of Greene EMS paramedic services for all towns at that time. The new Director will define the logistics of the system, resource management, resource staging, staffing, and work with GC Human Resources to on-board employees for 2027. Until the full system can be rolled out county wide, I do expect New Baltimore Fire District #1 will still be served by Ravena Rescue but through a contract with Greene County to provide services. It will also be expected that any costs that are moved to the County budget will be reduced by the same amount from the Town budgets. The result of consolidation to a single system is expected to create the largest County department. We await the Governor's signature on legislation that was passed this year to remove EMS costs from the tax cap. Culvert replacement and paving on CR 54 has been completed. Line striping is scheduled to take place the first week of October, weather dependent. We awarded bids for abrasives used in snow/ice control and authorized Towns and Villages to use them. The maintenance building at the Catskill transfer station has been awarded. This \$2.7 million cost will be paid from fund balance. The slope stabilization and bridge replacement on CR 61 will be a spring '26 project due to delays in the right-of-way process. The second slope stabilization near the Kreil farm is still being monitored and designed. I awarded a Speenburgh grant to the 2025 New Baltimore Music and Arts Festival.

***Town Clerk Barb Finke***

2 CO Search Compliance Residential \$250, 10 Building Permits \$5,213.83, 1 EZ-Pass Tag \$25, 10 Hunting/Fishing Licenses \$33.02, 25 Dog Licenses \$180, 1 Replacement Tag \$2, 1 Late Dog License \$5, 2 Fire Inspections \$200, 1 Marriage License \$17.50, 1 Demolition \$75, 1 Beer Permit \$20, 2 Non-Resident Park Rentals \$100, 1 Park Rental \$25, 2 Lot Line Adjustments , \$100, 1 Special Use Permit/Variance No-Commercial \$100, 1 Above Ground Swimming Pool \$60, 1 Solar Residential \$173.40, 2 Photo Copies \$.50, 1 Site Plan Review Up to 10 Acres \$300, Total State, County & Local Revenues \$7,463.73, \$35 to the New York State Department of Agriculture and Markets for the Spay/Neuter Program, \$22.50 to the New York State Department of Health for Marriage License, \$525.98 to the New York State Department of Environmental Conservation for Hunting/Fishing Licenses, Total to Supervisor \$6,880.25. The Town Clerk's Office collected \$ 3,184,529.88 in taxes, \$ 11,387.37 in penalties, \$ 20 in returned check fees, notice fees of \$ 104.00, for a total of \$ 3,196,041.25 representing 84% collected. Remaining uncollected is \$ 619,532.56. The last day to collect Property Tax was July 31, 2025. For Water Districts 2 and 3, we are currently collecting 22% for third quarter 2024, 16% for 4<sup>th</sup> quarter of 2024, 10% for first quarter of 2025 until October 16<sup>th</sup>. Second quarter bills are collecting at 4% until October 16<sup>th</sup>. Sewer is collecting at 16% penalty for the first half until October 15<sup>th</sup>. Second half sewer bills went out in July and are collecting at 4% until October 15<sup>th</sup>. Our vendor for archiving our records is continuing the process, shelving was installed on August 27, and we appreciate the assistance of our Highway Department in moving them into place. 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.

Town Clerk Finke distributed the 2026 Tentative Budget to the Town Board and members of the audience.

**ADOPTION OF MINUTES**

The September 8, 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

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

***Animal Control Officer Sherry Vieta (Read by Councilmember Kash)***

7/6 – Call about dog bite on 7/5, Dangerous Dog Complaint was filed, dogs were seized 7/23 due to owner missing 2 Court days, 7/25 Hearing held dogs returned with stipulations. 9/8 Report dogs out roaming again, 9/16 Owner went back to Court to provide proof of fencing, 8/1 Tower Road Ext. dog loose again, I was made aware after the fact. 8/11 Dangerous Dog Complaint --

**TOWN OF NEW BALTIMORE**                      **Draft 10/06/2025**  
**COUNTY OF GREENE**                              **Adopted 10/15/2025**  
**TOWN BOARD WORK MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**SEPTEMBER 22, 2025 – Page 4**

Ordered to seize. 8/15 Hearing for dangerous dog, dog returned to owner with stipulations. 8/17 dog bite on Aquetuck Road, owners bit by their own dog, informed them they were responsible for outcome of dog legally. 9/7 Lost dog on 144. 9/8 Call about found dog from 9/7. 9/8 Dog got out on 144 (Paige).

**Councilmember Kash** added that today there was a report of a starving dog, Sherry confirmed it was thin but not emaciated, owner agreed to take the dog to vet as soon as possible to have its health assessed and updated on vaccines. She updated the Board on the Spay and Neuter Clinic on October 4, 2025, spays are filled and need to get 6 neuters to reach the lowest number of 40, will be reaching out over the next two weeks for male cats, and is confident the threshold will be met by October 4.

***Recycling Center Operator Kirk Trombley (Read by Councilmember Downes)***  
8/27/25 to 9/22/25 60 Gallon Bags of Plastic (No Hard Plastics)8, 2 Bundles of Magazines and Phone Books, 33 Bags & Bundles of Newspaper, 134 Boxes and Bundles of Cardboard

***Code Enforcement Officer Allan Jourdin (Read by Councilmember Downes)***  
Summarization of Code Enforcement Officer activities for September 2025, is as follows: Building Inspections: 25, Total New Building Permit Applications Received: 9, Total Building Permits Issued: 7, Total Demolition Permits Issued: 2, Certificates of Compliance Issued: 5, Temporary Certificates of Occupancy Issued: 1, Certificate of Occupancy Search Requests: 3, Building Permit Renewals Letters Sent: 10, Building Permit Renewals: 9, Commercial Site Fire Inspections: 1, Complaints Received: 2, Stop Work Orders Issued: 1, Open Building Permits: 221, Building Department Fees for August 22, 2025 – September 21, 2025: \$8,428.38 Total Fees for Year to Date: \$28,554.04

***Greene County EMS Representative Nick Dellisanti***  
The regular monthly meeting was held on Tuesday, September 16, 2025. There were 22 EMS calls in July, 15 EMS calls in August for a total of 157 for this year 2025. 62 YTD Strokes and 37 YTD Overdoses for all of Greene County. We had 243 calls for all of 2024. Presently on pace for 236.

**Councilmember Downes** asked if overdoses were down from last year.

**Deputy Supervisor Dellisanti** confirmed that at this time last year there were 44.

***Highway Superintendent Alan VanWormer (Read by Supervisor Ruso)***  
August 25-September 22, 2025 Cut d trees with Town of Athens Bucket truck; Mowed and weed whacked cemeteries; Mowed parks and Town Hall as needed; Finished putting 2012 International back together, runs good with no issues, doing this work in house saved around \$10,000 in labor costs.; Helped Village of Coxsackie move boat docks with our trailer Put up yard sale signs; Assisted County Highway with milling on Rt.54 we were given all the millings for free; Serviced 4 plow trucks; Replaced sign at intersection of Sodom Road and Old Kings Road Stolen; Sent two trucks to assist the Down of Durham with chip seal; Patched Paradise Hill Road with blacktop; New truck should be delivered some time this week, it was here last week to drop off the plow and wing, then had to be returned for pre delivery inspection. A revised PO and Letter of intent was sent over for Supervisors signature, it looks like we will have to pay the increased price as of right now. New Employee will be coming on board on Monday September 29<sup>th</sup> to replace Bill Spurdis. Her Name is Amanda McKay she has her CDL license but has an automatic transmission restriction, teamsters will work with her to get the restriction removed. I'm waiting for her per-employment drug test results to arrive and I will relay all paperwork to the clerks office. She has previous experience with State DOT, and as a bus driver. She currently delivers home heating oil. Just received word that Apalachee Salt at Port of Coeymans will be our salt supplier this year at \$69.00 per ton

**Councilmember Downes** asked what the Highway Department does with millings from the County.

**Deputy Highway Superintendent VanWormer** answered that they have been using to back up some of the dirt roads, they will be digging out in front of the Highway Garage before it gets soft

**TOWN OF NEW BALTIMORE**                      **Draft 10/06/2025**  
**COUNTY OF GREENE**                      **Adopted 10/15/2025**  
**TOWN BOARD WORK MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**SEPTEMBER 22, 2025 – Page 5**

in the winter from the clay underneath and try to build up with millings to keep the trucks from sinking as they go in and out of the building at the Highway Garage.

**Supervisor Ruso** noted that with Amanda some of the trucks are automatic and she can drive those, she just can't drive all of them.

**Deputy Highway Superintendent VanWormer** confirmed that they will employ her now and get her restrictions lifted from the Union.

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

**RESOLUTION 131-2025**  
**SEPTEMBER 22, 2025**

**RESOLUTION TO AUTHORIZE THE HIGHWAY SUPERINTENDENT TO PURCHASE ABRASIVES (DRY SCREENED AND WASHED) USED IN SNOW AND ICE CONTROL UNTIL SEPTEMBER 19, 2026**

**RESOLVED** the Town Board hereby authorizes the Highway Superintendent to purchase Abrasives (Dry Screened and Washed) used in Snow and Ice Control per Greene County Resolution 284-25 for the contract period September 20, 2025 until September 19, 2026. The Highway Superintendent will inform the Town Board of cumulative expenditures and unused balance for this product.

Motion by Supervisor Ruso seconded by Councilmember Downes and Kash

AYES: Ruso, Downes, Kash, Sottolano

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

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

**RESOLUTION 132-2025**  
**SEPTEMBER 22, 2025**

**RESOLUTION TO AWARD BID FOR ULTRA LOW SULFUR DIESEL FUEL**

**WHEREAS** an Invitation to Bid for sealed bids appeared in the *Times Union* and two sealed bids were received and read aloud at the bid opening at the Regular Town Board Meeting on September 8, 2025:

Bottini Fuel	\$0.282/Gallon Over OPIS Albany
Main-Care Energy	\$0.285/Gallon over OPIS Albany

**RESOLVED**, the Town of New Baltimore accepts the bid from Bottini Fuel, the lowest responsible bidder.

Motion by Supervisor Ruso seconded by Councilmember Kash

AYES: Ruso, Downes, Kash, Sottolano

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

**Insurance**

**Supervisor Ruso** informed the Board that the insurance for the retirees plan will soon be on the agenda and that the employees' health plans have already been approved.

***Planning Board Chair Rob VanEtten (Read by Councilmember Downes)***

The Planning Board met on September 11, 2025, in which the following business was transacted: ... A Public Hearing was held for the Kasselmann Solar/Lynn Brockett Special Use Permit and Site Plan Application. There was no one present with opposing comments. The Public Hearing was open for 15 minutes. ...**Kasselmann Solar/Lynn Brockett Special Use Permit and Site Plan Application** The Board reviewed and approved the Kasselmann Solar/Lynn Brockett Site Plan. A resolution was read and unanimously approved. The site plan was stamped, signed, and dated by Board member Vadney, with a copy provided to homeowner Lynn Brockett. ...**Kevin Rounds/Francis Ahrens Lot Line Adjustment** Board member Vadney updated the Board regarding a change in the proposed action for the Francis Ahrens property, shifting from a lot line adjustment to a minor subdivision. The revised proposal includes the consolidation of a smaller lot into a larger lot, as well as a minor subdivision resulting in a new 2-acre parcel. The Board anticipates issuing a denial letter to forward the matter to the Zoning Board of Appeals for variance consideration due to the shared driveway easement affecting more than two parcels. ...**Gleda Baldini/Ronald Klein Lot Line Adjustment** The Board reviewed and approved the lot line adjustment between Gleda Baldini and Ronald Klein. The adjustment involves transferring a small portion of land from a large parcel to a smaller one to provide full access around a pond. The Board accepted the application and completed a Short Environmental Assessment Form (SEAF) and issued a negative declaration for SEQRA purposes. The Public Hearing for this Lot Line Adjustment was waived. **JB Car Services Special Use Permit Renewal** Yeivgny Sandal, representing JB Car Services, was present for the renewal of their Special Use Permit. The Board approved the renewal contingent upon a satisfactory site visit by Code Enforcement. The Board discussed the original conditions of the permit, some of which were unclear due to changes in ownership in 2014. The site visit will check compliance with prior conditions. The Board approved the minutes from the August 14, 2025, Planning Board meeting. The meeting was adjourned at 8:11 PM.

***Town Court (Read by Councilmember Kash)***

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

- Total August monies received was \$12,899.00
  - Hon. James W. Huff    \$5,392.00
  - Hon. Anthony C. Konsul    \$7,507.00
  
- Total 2025 monies received (January-August) \$108,112.00

Total new cases received 81

***Seniors***

**Supervisor Ruso** announced that the Seniors picnic was held on Thursday, fairly well-attended, everybody enjoyed it, the weather was good, food was delicious, people stayed a long time, he thanked Jeff Etu for cooking, it was enjoyed by all and looks forward to having another next year.

***Wastewater Treatment Plant***

**Councilmember Sottolano** reported that the new screen at the headworks has been installed, there is a punch list of items to finish, and some training for staff.

***Zoning Board of Appeals Chair Bill Boehlke (Read by Councilmember Sottolano)***

The Zoning Board of Appeals did not meet in the month of September 2025.

***Upcoming Meetings***

- October 1, 2024 Zoning Board of Appeals Meeting at 7:00 PM (If Needed)
- October 4, 2025 Mobile Spay/Neuter Clinic at Town Hall, Pre-Registration Required at [jkash@townofnewbaltimore.org](mailto:jkash@townofnewbaltimore.org)
- October 9, 2025 Planning Board Meeting at 7:00 PM
- October 13, 2025 Town Offices Closed for Columbus Day
- October 15, 2025 Town Board Regular Meeting at 7 PM

**TOWN OF NEW BALTIMORE**                      **Draft 10/06/2025**  
**COUNTY OF GREENE**                              **Adopted 10/15/2025**  
**TOWN BOARD WORK MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**SEPTEMBER 22, 2025 – Page 7**

- October 27, 2025 Town Board Work Meeting at 7 PM

**Public Comment Period/Community Events**

**Scott VanWarmer** wanted to address the accusation that was made at the August 25 meeting that said he is being paid and not doing his job that was stated in recording by Mrs. Downes and that Mrs. Shelly VanEtten agreed. He has been an employee for 29 years, five of those years Mrs. Downes has been on the Highway Committee, he's not sure how this accusation was made, of the five years she was on the Highway Committee he could count on one hand the number of times she was seen at the Highway Garage, never seen on the job site, never received a phone call or email back that was sent to her, never received an email or phone call or stop by thanking them, checking on them, asking if they needed anything in long snow storms, ice storms, the day after or anything like that, she has access to his timesheets and can check to see how many day he is not there at his job, she could go back three or four years ago and see how many vacation hours and weeks that he gave back to the Town when shorthanded and approached the Town Supervisor to buy back time so he wouldn't lose it and he was told to use his time, instead he gave it back to the Town and kept working to get the job done. The second statement about the henhouse, he didn't think that was a great way to boost morale of Town employees by saying that they're incompetent and need to be watched throughout the day, these are gawn people, a slap in their face and his face when accusations were made.

**Kathy Donovan** stated that she and her husband, Brian, owners and operators of Shady Harbor Marina and the Boathouse Grill, were at the meeting to petition the Town to pursue the exploration and development of a water district. As active business members in the Town for the past 15 years, the lack of public water is a burden to their existing business and necessary infrastructure for their proposed multi-use development project proposed over a year ago. They began discussing the project with the Town in the spring of 2024, proceeded with multiple Board presentations, follow-up submissions, discussions over the past year with the understanding that the project is contingent on a public water source. Last month their Lansing Engineering engineer submitted a water extension proposal based on input from Delaware Engineering and the Town that includes extending the water main from the Village of Ravena along Route 144 past Shady Harbor and into the surrounding area outlined in the map, they are ready to support this initiative, and they petition the Board to take action under Article 12A to move forward under the guidelines outlined by Delaware Engineering and the Town special improvement district. There are 199 properties in the proposed development district, Shady Harbor is a small portion of the whole district, and are looking for the Board to take action, whether that is a petition to move forward.

**Supervisor Ruso** mentioned that the last he knew, and they were at the same meeting, he hasn't received a report from the Village of Ravena that they could actually supply water, they said they could prepare one, they suggested that they probably could, but he is waiting for a formal report.

**Kathy Donovan** said that they have verbally said that they have the water, the next step is for the Town or someone to be able to say they indemnify the project to confirm the move forward. As Shady Harbor is a small portion of the project, she doesn't think they should be responsible for all of the engineering and legal costs, to move forward which means to push back to the Town, they are asking the Town to push forward a petition, when moving to the referendum they are looking for 5% of the entire project which is 10, she has more than 10 people she has spoken to who are interested in moving this project forward. What she's asking for the Board to do is put a petition forward or make a motion to move it forward.

**Supervisor Ruso** confirmed he called Mayor Misuraca a couple times in the past couple weeks as recently as Friday and is awaiting their official report that they said would be forthcoming at the last meeting that she also attended a month or six weeks ago.

**Kathy Donovan** noted they will not move forward to their engineer until the Town commits and they can't do anything without a water district. There is nothing she can do which means the Town has to take action and create a water district which the report is about the steps to create the water district. The next step is the Town has to say it is interested in moving forward to explore the water district which doesn't mean the Town is approving it. Shady Harbor is looking for the Town to approve it, is looking for the water district, and from that point the Town will be

**TOWN OF NEW BALTIMORE**                      **Draft 10/06/2025**  
**COUNTY OF GREENE**                              **Adopted 10/15/2025**  
**TOWN BOARD WORK MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**SEPTEMBER 22, 2025 – Page 8**

working with the Village of Ravena and their counsel and their engineer to verify in writing that they have committed. She can sign the indemnification and say Shady Harbor can pay for everything, she doesn't think that is fair to Shady Harbor as a fraction of the property, a fraction of the benefit for the whole water district. The water district is based on a very large area, they are a portion of that, and are looking for the Town to take action and pursue the water district.

**Supervisor Ruso** announced for the Board's knowledge, at the meeting the Town was to receive a report from the Village of Ravena telling whether they can provide water, whether their system has the capacity. He doesn't have anything in writing that they can and as soon as that is provided the Board can take their next steps.

**Kathy Donovan** mentioned that the Village of Ravena will not provide that report until...

**Supervisor Ruso** observed that that wasn't the information he heard and they would tell the Town if they can provide it.

**Kathy Donovan** confirmed they won't do it until the Board says they are interested in moving forward.

**Supervisor Ruso** indicated he would talk to the Mayor.

**Kathy Donovan** said there were legal bills that Attorney Biscone has from the Village of Ravena from several meetings that transpired before their meeting on development of this water district and that they won't move forward until they have indemnification or agreement with the Town that the Town is interested in working on this water district, they won't provide anything to her as she already had the conversation. They either want her to indemnify the whole project which she feels is inappropriate based on the portion of benefit to Shady Harbor, they're looking for the Town to move the process forward, they have been working for 1½ years, first met in the spring of last year, had multiple meetings, presented to the Town and the Planning Board, and they can't do anything until there's a water district, the water district has to be created by the Town, would like the Town to take action today under Article 12A to look into developing a water district.

**Supervisor Ruso** will talk to the Mayor just to clear things up.

**Kathy Donovan** questioned that based on this report what the next step would be, the next step from what she can see is the Town has to take action to say it is looking into this water district.

**Supervisor Ruso** confirmed he will talk to our Attorney, get it lined up and arranged.

**Deputy Supervisor Dellisanti** asked if at the last meeting with the Attorney and their Engineer wasn't Shady Harbor petitioning Ravena for the water line for their restaurant and their project.

**Kathy Donovan** answered that they have done both, January of last year Shady Harbor petitioned for just a water line to their project and the Town had some meetings with the Mayor and the Attorney, they were invited in to the last meeting in August. At that point there was discussion about if the whole Town wanted to have water, it changes the size of the water line from 6 or 8 inch, it changes the whole process if the Board looks at this map for the entire proposed water district which is what Delaware Engineering had worked with.

**Deputy Supervisor Dellisanti** pointed out that that was not his question.

**Kathy Donovan** understood that but what she is saying is that by changing that, Shady Harbor proposed in January for just Shady Harbor, the proposal changed and what was it to propose it to the entire district instead of it running here to here, Shady Harbor is now 25% of the water main.

**Deputy Supervisor Dellisanti** mentioned that at that meeting in Biscone's office, it was said whether it was just for your business and your project or for the whole district, the pipe had to be a certain size, it didn't matter...

**TOWN OF NEW BALTIMORE**                      **Draft 10/06/2025**  
**COUNTY OF GREENE**                              **Adopted 10/15/2025**  
**TOWN BOARD WORK MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**SEPTEMBER 22, 2025 – Page 9**

**Kathy Donovan** answered 8 inch, but in order to run to the entire area it is potentially 10-12.

**Deputy Supervisor Dellisanti** maintained that was not what was said at the meeting, they said an 8 inch pipe would do it and you had said at the meeting that Shady Harbor was willing to take on the cost from Ravena to your business and for your project.

**Kathy Donovan** stated that they were interested in looking at the whole thing, when they looked at the entire amount, Shady Harbor is 25 percent of that water main and the entire area, and less than 1/3 of the total water required, and based on the fact Shady Harbor is a fraction of the total cost.

**Supervisor Ruso** indicated the next step is to validate with the Village of Ravena that they have the capacity to provide the water; 2) it goes to the Attorney who will draw up a plan for the creation of a water district, but what the Town has to have are the petitions that you referenced, and then there would be a vote, a referendum, that will include the property owners; then the next step is to start setting up the system and structure of that water district and the financing.

**Kathy Donovan** said there are a lot of steps along the way and they are looking to advance to the next step, asked what was the timing...by the next meeting.

**Supervisor Ruso** responded that he has to get something from the Major of Ravena that tells him they can provide the water, that was how they left the meeting at the Attorney's office. The Village was going to get to the Town and say 'we can provide the water,' the Town can't create a Water District without knowing they can provide water.

**Kathy Donovan** added that they left the meeting, their engineer prepared what was presented to the Board based on what Delaware Engineering had shared with them and instead of them advancing it to Loguidice and Barton, the counsel for Ravena is saying they want them to sign an indemnification to cover all their legal bills for a project that Shady Harbor is a fraction of. They don't know if it is going to be approved and they are at the point where they can't move this project forward until they know if there is going to be a water district created.

**Supervisor Ruso** maintained that he would talk to the Mayor to get the ball rolling.

**Town Clerk Finke** read Chicken BBQ Dinner, Congregational Christian Church of Ravena, 175 Main Street, Monday, September 29, 2025, Take Out Only 4-6 PM, Menu: ½ Chicken, Baked Potato, Corn on the Cob, Cole Slaw, Dinner Roll, Brownie for Dessert, \$16/Dinner, Pre-Order by Calling Sue @518-441-5239.

**Councilmember Downes** announced that the winter months are coming and if anyone is in need of food to call the Medway Church at (518)731-2106 someone will meet at the Church.

***Audit of Claims***

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

**RESOLUTION 128-2025**  
**SEPTEMBER 22, 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-09-01 to 2025b-09-33 it is

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

**TOWN OF NEW BALTIMORE**                      **Draft 10/06/2025**  
**COUNTY OF GREENE**                              **Adopted 10/15/2025**  
**TOWN BOARD WORK MEETING**  
**TOWN HALL, 3809 COUNTY ROUTE 51, HANNACROIX, NY 12087**  
**SEPTEMBER 22, 2025 – Page 10**

Motion by Supervisor Ruso seconded by Councilmember Downes

AYES: Ruso, Downes, Kash, Sottolano

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

General \$4,240.03, Highway \$26,979.89, Sewer 1 \$909.08, Sewer 2 \$225.41, Water 1 \$312.50,  
Total \$32,666.91

**Adjournment**

Motion by Councilmember Downes seconded by Councilmember Sottolano, the meeting was  
adjourned at 7:51 PM

AYES: Ruso, Downes, Kash, Sottolano

NAYS:

ABSTAIN:

ABSENT: VanEtten

**Motion Carried**

Respectfully Submitted,

Barbara M. Finke RMC CTO

Town Clerk

**Ellie Alfeld** announced after the meeting that the New Baltimore Reformed Church luncheons  
will be starting, the second Wednesday of the month, the next one is October 8 and will be roast  
pork, donation lunch.