

NEW BALTIMORE NEWS

Volume 4 Issue No. 3

July—September 2008

Proposed Zoning and Subdivision Revisions to be Submitted to Town Board

On June 10th and 11th, proposed revisions to the Town's zoning and subdivision ordinances were presented at public meetings, and a second set were held on July 16th and 17th to provide the public with an opportunity for comment. During the July meetings, members of our community voiced concerns regarding certain elements of the proposal. In August, the members of the working group of Town Board, Planning Board and Zoning Board of Appeals members met to discuss these concerns during three meetings which were open to our community for observation. These meetings led to significant changes being made to the first draft in direct response to those concerns.

The second draft was released in early September and made available to the public for further review. To allow for continuing community input on these proposals, a series of three public dialogue sessions were held on September 10th, 15th and 25th at the Town Hall. During these public dialogue sessions, the members of the working group and the community were able to discuss many different aspects of the proposed changes and to address lingering questions and concerns regarding these proposals.

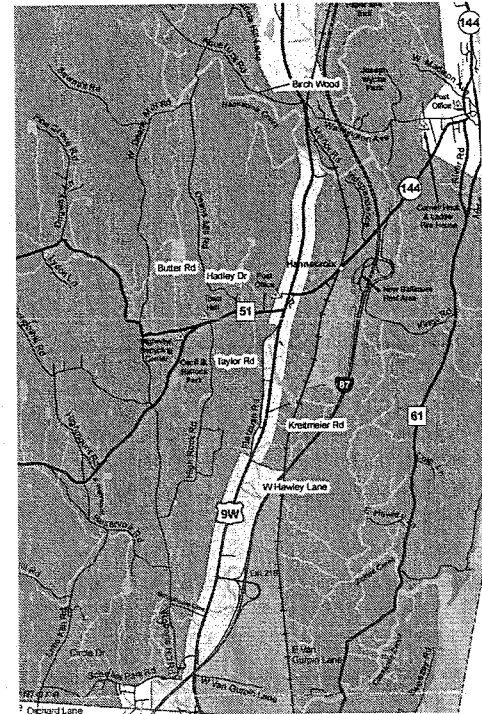
Following the September public dialogue sessions, the members of the working group held another meeting on September 30th to make more changes to the proposed revisions to the Town's zoning and subdivision ordinances. This work has produced a third draft which is now being submitted to the Town Board as a proposed Local Law to revise the Town's Zoning and Subdivision Ordinances.

The changes made to the original

2009 Tentative Budget Presented to Town Board

On September 29th, Supervisor Louis presented the 2009 Tentative Budget to the Town Board, which calls for an increase of 1.78% in the town-wide tax rate. The proposed town-wide tax rate of \$5.04 per \$1,000 assessed valuation includes funding for the General Fund and the Highway Fund. In addition to these town-wide taxes, the Town property tax rate will include a chargeback from Greene County for the cost of sending New Baltimore residents to community colleges other than Columbia-Greene Community College. The tax rate for these chargebacks will be \$0.346 per \$1,000 assessed valuation, a decrease of \$0.029 per \$1,000 assessed valuation below the 2008 tax rate.

A summary of the 2009 Tentative Town Budget is presented in Table 1. Total proposed expenditures for the General and Highway Funds are budgeted at \$1,600,476, of which \$944,832 is proposed to be spent from the Highway Fund (59%), and \$655,644 is proposed for the General Fund (41%). The largest spending item is personal services in the amount of \$608,194 (38% of total budget), which includes salaries and wages for the Highway Department employees (\$287,000) and other town employees paid from the General Fund (\$321,794). These employees include the Town Highway Superintendent, Town Clerk, Justice Court Clerk, Assessor, Assessor's Clerk, Planning and Zoning Clerk, Deputy Justice Court Clerk, Deputy Town Clerk, other Elected Officials (Town Supervisor, Town Board, Town Justices, Tax Collector) and other appointed boards and officials (Planning Board, Zoning Board of Appeals, Building Inspector/ Code Enforcement Officers, Animal Control Officer,



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Community News and Issues

Budget, cont from p.1

Town Historian, Recycling Station Operator, Parks Program Director and staff). For 2009, overall salaries are proposed to be increased by \$24,244. Of this amount, \$5,518 is proposed for an increase in part time staffing in the Justice Court to handle an increase in workload, and the balance is proposed for cost of living increases for other town employees.

The 2009 budget for benefits is proposed at \$198,887, which is a reduction of \$17,313 below the 2008 budget. Benefits include health insurance for full time Highway Department employees and retirees, the Highway Superintendent and the Justice Clerk; the Town's mandated contribution to the State Retirement System, the employer's share of Social Security and Medicare, and Workers' Compensation and Disability Insurance. After being notified that the Town's current health insurance program premiums would increase by 17% in 2009, the Supervisor has researched alternative health insurance programs and is proposing a new health insurance program that will produce cash savings while providing equivalent benefits to employees and retirees.

The 2009 Budget for Highway Improvements and Repairs is proposed at \$267,000, and increase of \$9,000 above the amount budgeted for 2008. The budget for Highway Department machinery and operation is proposed to increase by \$34,000 to \$105,000, and the budget for the purchase of snow removal and other materials is proposed to increase by \$11,000 to \$70,000. These increases are all necessitated by the sharp increase in fuel prices; through September of 2008, the Town's fuel costs have increased by 80%; asphalt prices have increased by 60% and this winter's road salt contract prices are expected to increase by 30%. The Debt Service budget (\$103,015) includes the last annual repayment of the five year, \$385,000 bond issue for road reconstruction, and other bonds issued for highway equipment.

Centralized Services (\$88,580) includes all insurance on town buildings and Highway Department vehicles and equipment, the cost of maintaining the Town Hall and Highway

Table 1

TOWN BUDGET DETAILS FOR 2009		
EXPENDITURES:		
	Tentative	Change
	Budget	from
Description	for 2009	2008
Personal Services-General Fund	321,194	13,244
Personal Services-Highway Fund	287,000	11,000
Subtotal - Personal Services	608,194	24,244
Benefits (Highway and General)	198,887	(17,313)
Highway Improvements and Repairs	267,000	9,000
Debt Service (Highway and General)	103,015	(588)
Centralized Services (General)	88,580	5,430
Machinery (Highway)	105,000	34,000
Snow Removal/Other Road Maintenance:	70,000	11,000
Departmental Non Personal Service	33,700	1,900
Professional Services	18,000	0
Programs	23,100	2,500
Transfer to Highway Equipment Reserve	10,000	(5,000)
Contingency	5,000	0
Other Fund Transfers (General to Highway)	70,000	0
TOTAL APPROPRIATED EXPENDITURES	1,600,476	65,173
REVENUES:		
Property Taxes	1,028,326	42,393
Payments in lieu of Taxes	49,700	2,830
State and County Aid	128,350	22,650
Justice Court Fines Revenue	115,000	20,000
Uncollected Fine Revenue	0	(15,000)
Mortgage Tax Receipts	50,000	5,000
Permits and Fees	34,100	2,800
Interest Income and Penalty Revenue	35,000	(2,500)
Fund Transfers (General to Highway)	70,000	0
Fund Transfers (Bond Interest to Highway)	0	(13,000)
TOTAL REVENUES	1,510,476	65,173
Appropriated Fund Balance	90,000	0
TOTAL REVENUES AND APPROPRIATED FUND BALANCE	1,600,476	65,173

Garage, printing expenses including the cost of publishing and mailing the Town Newsletter, and other miscellaneous expenses, such as replacement of stolen road signs, disposal of recycled tires, dues to municipal organizations, educational seminars and technology. The increase of \$5,430 in the proposed 2009 budget is primarily caused by increases in fuel and electricity prices for the Town Hall and Highway Garage.

The amount budgeted for Departmental Non Personal Service (\$33,700) includes a slight increase of \$1,900. This category also includes the costs incurred by the Supervisor for book-keeping and payroll services, the expenses of the Justice Court, Town Clerk, Tax Collector, Assessor, Animal Control Officer, Building Inspectors and Code Enforcement Officer, Planning Board and Zoning Board of Appeals. Much of these costs cover postage, newspaper publication and mileage reimbursement.

The Town's budget for professional services (\$18,000) primarily covers legal expenses under the Town's annual contract with the Attorney for the Town. The budget for Programs (\$23,100) includes the cost of maintaining the Town parks, the Town's annual support of the

AgFest and American Legion Post. The 2009 budget proposes funding of \$2,500 for the creation of a new program to serve the needs of senior citizens in the town. The budget also includes \$10,000 to be transferred into the Highway Department Capital Reserve Fund to set aside funds for future equipment purchases.

The 2009 Tentative Budget includes additional revenues from Justice Court fines, payments in lieu of taxes by Serta Mattress Company, state aid, mortgage tax receipts and permits and fees. It should be noted that the state aid budgeted for 2009, while representing an increase from the amount budgeted for 2008, only includes the state aid received in 2008. No increases in state aid are projected for 2009, given the State's current financial difficulties.

The Tentative 2009 Budget also includes the various Special Districts of the town, which includes the ambulance districts which cover all town residents, and lighting and sewer districts that cover the hamlet area. The 2009 budget for Ambulance District 1 (the same boundaries as the New Baltimore Fire District) reflects increases in the contract cost for Ravena Rescue Squad and the cost of paramedic services. The

2009 Budget for Ambulance District 2, which has the same boundaries as the Medway-Grapeville Fire District, will undergo a significant increase to cover the cost of a new ambulance contract with the Town of Cossackie Ambulance Service. Without this contract, residents of this area would have no ambulance service. Under the new contract, the 2008 cost for Ambulance District 2 will be \$17,029 projected to increase to \$18,000 in 2009; this will add \$15,000 to the amount budgeted in 2008 before the contract was finalized.

There are a few other special districts in the town with taxing jurisdiction over a smaller number of taxpayers. In the hamlet area, the Lighting District tax will increase from \$0.37 per \$1,000 assessed valuation to \$0.531 per \$1,000 assessed valuation; the Lighting District. Energy supply costs in the Lighting District have sharply escalated. Water District Number 1, which provides funding for fire hydrants on the northern section of Route 9W will see no change in taxes. The New Baltimore Sewer District budget for the hamlet of New Baltimore is not expected to increase. For a complete listing of all estimated 2009 tax changes for town taxing jurisdictions, please refer to Table 2.

Table 2

2009 TOWN BUDGET - ESTIMATED TAX RATES AND CHANGE FROM 2008				
	Tax Rate			Est. Tax Change
	per \$1,000	Change		for Home
	Assessed	(per \$1,000	Percent	Assessed
	Value for 2009	Assessed)	Change	at \$100,000
TOWN WIDE FUNDS				
GENERAL FUND	\$1.496	-0.135		
HIGHWAY FUND	\$3.545	0.223		
TOTAL FOR TOWN-WIDE FUNDS	\$5.041	0.088	1.78%	\$8.81
COUNTY CHARGEBACKS	\$0.346	-0.029	-7.75%	-\$2.91
TOWN TAX TOTAL	\$5.387	0.059	1.11%	\$5.90
AMBULANCE DISTRICTS				
AMBULANCE DISTRICT #1	\$0.162	0.005		\$0.45
AMBULANCE DISTRICT #2	\$0.273	0.202		\$20.16
OTHER SPECIAL DISTRICTS				
LIGHTING DISTRICT (HAMLET AREA)	\$0.531	0.161		\$16.14
WATER DISTRICT #1 (9W HYDRANTS)	\$0.080	0.000		\$0.00
SEWER DISTRICT (HAMLET AREA)	\$585.70	\$0.00		\$0.00
	(annual sewer use fee)	(annual change)		(incr. for avg. home)

Town Board News and Issues

Town Board Report

The Town Board has met in regular monthly meetings held on July 14th, August 11th and September 8th, and work meetings held on July 28th (no actions taken) and August 25th. On September 29th, the Town Board held a Special Meeting for the presentation of the Tentative Budget by Supervisor Louis.

Here is a summary of the actions taken at these meetings:

July 14th

- The Town Board authorized the purchase of a used asphalt roller for the Highway Department at a cost of \$20,212 to be paid from the Capital Reserve Fund for Highway Equipment
- The Town Board adopted a Resolution to accept a settlement with Mid Hudson Cablevision that requires Mid Hudson Cablevision to pay the Town \$14,097 for franchise fees dating back to 2002 that had been erroneously paid to other towns.
- The Town Board appointed Counselors and alternates for the Summer Parks Program.
- The Town Board approved a series of amendments to the 2008 Town Budget, totaling \$34,500 in the General Fund and \$31,000 in the Highway Fund; most of these changes were supported by increases in State Aid and state grants.

August 11th

- The Town Board authorized an ambulance service agreement with the Town of Coxsackie Ambulance Service to provide ambulance service to Ambulance District 2, which has the same boundaries as the Medway-Grapeville Fire District. The contract period is January 1, 2008 – December 31, 2012. The annual cost of the contract for 2008 is \$17,209, and will be set each year based on an estimate of New Baltimore's proportionate share of ambulance calls. Annual adjustments will be made based on the actual number of ambulance calls that are made in New Baltimore.
- The Town Board authorized the purchase of an additional telephone line to

provide an emergency information recording service for town residents.

- The Town Board authorized the Supervisor to issue a letter to the Department of Environmental Conservation to put the Town Board on record as being extremely concerned about the potential traffic impacts of large trucks operating on town roads to access the proposed Port of Coeymans construction and demolition debris processing site.
- The Town Board authorized additional work to be performed by the Summer Parks Program counselors to be paid from current budgetary appropriations.
- The Town Board authorized the Town Justices to attend the New York State Magistrates Association Conference where they receive their annual training required of all Town Justices.

August 25th

- The Town Board authorized the payment of an additional \$350 for the contractor who mows the town parks due to additional mowing that exceeded the contract limit caused by unusually wet weather during the mowing season.

September 8th

- The Town Board authorized budget amendments for the 2008 budget to make minor adjustments in the General Fund totaling \$750 and increasing the budget for Ambulance District 2 by \$17,029 to provide funding for the ambulance service agreement with the Town of Coxsackie Ambulance Service.

Planning Board Report

Note: Anyone wishing to come before the Planning Board should call to be placed on agenda at least a month before wishing to appear.

August 14

The Planning Board met on August 14, 2008, with the following business transacted:

Public Hearings were held on:

- The Rose Beck Minor Subdivision Application
- The Gustav and Donna Hoglund Minor Subdivision Application
- The Bartly & Carol Heneghan Minor

Subdivision Application

- The Malcolm & Brook Travelstead Minor Subdivision Application

In the Regular Monthly Meeting that followed, the following business was transacted:

- Approved Beck Minor Subdivision;
- Approved Hoglund Minor Subdivision;
- Approved Heneghan Minor Subdivision
- Approved Travelstead Minor Subdivision
- Held initial Special Use Permit Application discussion with property owner's authorized representative with regard to the possibility of bringing the non-conforming use of a building in Commercial District into compliance.
- Signed maps to allow property owner to bring their non-conforming/illegal parcel into compliance status.

Zoning Board of Appeals Report

June

The Zoning Board of Appeals did not meet in June as there was no business to come before them.

July

The Zoning Board of Appeals met in regular session on July 2, 2008, and heard the application of Bruce and Rose Ubrich for a Use Variance to allow them to continue conducting agricultural activities on their property located in the Commercial District. Required Public Hearing was scheduled for 7:30 p.m., August 6.

August

The Zoning Board of Appeals met on August 6, 2008. Public Hearing was held on the Use Variance Application for Bruce and Rose Ubrich to allow them to continue their Agricultural Use in the Route 9W Commercial District. Public Hearing was recessed until 7:30 p.m. September 3 to allow the Ubrichs time to provide additional information to the Board.

Building and Code Enforcement Reports

Summarization of Building Inspector/Code Enforcement Officer Reports are as follows. Complete reports are on file in Town Clerk's Office.

June

John Cashin and Chris Larson reported for June as follows: New Building Permit Applications Received – 3; Car Restoration Permit Application – 0; Demolition Permit Applications – 0; Change of Occupancy Application – 0; Pool Permit Applications – 1; Building Permits Issued – 4; Building Permits Re-Opened – 10; Mobile Home Permits Re-Opened – 0; Building Inspections – 25; Mobile Home Permits Issued – 1; Pool Permits Issued – 0; Demolition Permits Issued – 0; Commercial Permit Issued – 0; Certificates of Occupancy granted – 0; Temporary Certificates of Occupancy granted – 0; Certificates of Compliance Granted – 5; Stop Work Orders issued – 2; Junk Vehicle Complaints – 1; Court Appearances – 1; Zoning Violation Investigations – 13; Code Violation Investigations – 4; Commercial Site Fire Inspections – 1

Do Not Occupy – 2. Application Fees for Month: \$1,781.22; Total Fees for Year to Date: \$5,112.72

July

John Cashin and Christian Larsen reported for July as follows: New Building Permit Applications Received – 14; Pool Permit Applications – 5; Building Permits Issued – 4; Building Permits Re-Opened – 3; Building Inspections – 28; Mobile Home Permits Issued – 1; Pool Permits Issued 3; Stop Work Orders issued – 2; Junk Vehicle Complaints – 1; Court Appearances – 1; Zoning Violation Investigations – 3; Code Violation Investigations – 7; Septic Replacement Permits – 2; Certificates of Occupancy* Granted – 4; Certificates of Compliance Granted – 4; Application Fees for Month: \$2,113.52; Total Fees for Year to Date: \$7,226.24.

County Legislator Report

●A tax delinquent property in New Baltimore that had been taken off the tax rolls over my objection has been put back on the tax roll.

●Road paving has begun in the hamlet on Main St. Next year the county highway department will continue the paving on the southern portion of Main St. and will also complete repaving on Route 54.

●Kicked off A *Buy Local* Campaign. The County will work closely with businesses in the County to advertise and promote merchandise that can be purchased in Greene County. Spending locally helps all of our residents.

●Cost-saving measures were explored and implemented where possible. For example, the highway department changed to a 4 day workweek producing a sizeable savings on fuel costs for the department and the workers. On another front, the county had put out proposals for bids for fuel oil but turned down these bids that were too high and instead went to the commodities market to find the very best deal for the taxpayers. Other big cost saving were achieved by changing health insurance plans.

●The Fire Training Facility built by the County for our volunteer firefighters is nearly finished. Cost savings were realized by utilizing county departments to finish the electrical and plumbing work. The seven bay garage is estimated to be completed by the end of the year.

Assessor Report

July

●The final roll has been completed. Total assessed value is \$234,136,486 of 2058 parcels at 64% of full market value as compared to last year's assessed value of \$229,277,292 for 2034 parcels at 64.50% of full market. An additional value of \$4,859,194 has been added to the roll.

●All property owners with a STAR exemption for the 2008-2009 school levy are entitled to a 2008 Star rebate check if they meet the income qualifications on their 2006 NYS income tax return. Enhanced STAR recipients will receive 40% more than what they received on their 2007 Star Rebate check. Basic STAR recipients rebate checks will remain the same as they were for the 2007 rebate program. Income is verified by the department of taxation and finance and are for those whose Income is between: 0-\$90K, \$90K-\$150K, and \$150K-\$250K

●Income limitation for Enhanced Star 2009: Income eligibility for seniors over 65 is \$73,000 using their 2007 NYS Income Tax return. Contact the office for more information.

August

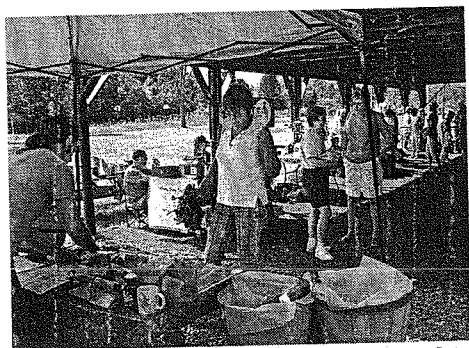
●The School Roll for 2008 will be completed this week. The State Aid STAR Administration payment will be \$806.49. These funds are intended to help defer the costs of local assessors performing STAR-related activities. Checks should be received in August and recorded in the general account.

●If you're a Basic STAR recipient who applied for the 2007 rebate, you don't have to reapply as long as your property information remains the same. Taxation and finance will issue you a rebate check automatically by the end of October. If you didn't apply for 2007, or if your property information changed during the year, you must apply by December 31. Taxation and finance will send you an application automatically by the end of October. If you're a property owner and your income is more than \$250,000, you are not eligible for a rebate check, even if you have a basic STAR exemption.

●If you're an Enhanced STAR recipient, generally seniors, Taxation & Finance will issue you a rebate check automatically by the end of October. You don't have to apply. Enhanced rebate amounts will be about 40% higher than last year.

●For 2009 budgets, a new law has been signed that requires counties, towns, villages, and school districts to attach to their tentative or preliminary budgets an exemption report. The report will show how much of the total assessed value on the final assessment roll used in that budgetary process is exempt from taxation. The report will list every type of exemption, payments in lieu of taxes or other payments for municipal services and the cumulative impact of each type of exemption. Notice of the report is required to be included in any notice of the budget otherwise required by law and posted on any bulletin board and website. The report will also be part of the final budget. Our state office assessing program will be updated to provide this report to the various offices as soon as possible.

AGRICULTURE



The Artful Vegan sells his artisanal breads

First Year of Farmers' Market a Huge Success

The first season of the New Baltimore Farmers' Market drew to a close on Saturday, September 27. The market was held on Saturdays from 9:00 am to 1:00 pm at Wyche Park on New Baltimore Road. The market operated from June through late September and featured fresh vegetables, eggs, lamb, honey, dressings and baked goods. Shoppers could also choose from crafts, plants, flowers, jams and preserves.

The atmosphere at the market on September 27 was festive, with camaraderie between customers and vendors. The Irish tunes of the musical duo Lawson serenaded and entertained all who came to shop and visit with neighbors. The atmosphere at the last market of the summer was typical of the entire season. As customers arrived at the market each Saturday, sounds of music, laughter and conversation could be heard from the parking area of Wyche Park. As shoppers, walked from the parking area to the pavilion, it seemed they were arriving at a party as much as a shopping experience.

The market was a success for vendors and customers alike. Hundreds of local residents visited the market, where they were given the opportunity to buy fresh food from local producers. The variety of products at the market allowed customers to shop for a number of items while sipping free coffee and

visiting with neighbors. Pegasus Restaurant and the New Baltimore Reformed Church provided delicious breakfast and lunch specials for vendors and shoppers.

Area musicians and artisans informed and entertained shoppers each week. The husband and wife musical duo Lawson performed at a few markets this summer. Lawson's fiddle player Hilary Schrauf says, "We're thrilled to have been asked to participate in the farmer's market this past summer. It's a tremendous new development that brings town residents together in a way we haven't seen before. The market is a social event that highlights the rural nature of New Baltimore, and utilizes Wyche Park, a wonderful town resource, in a productive and positive way."

Here are a few comments from regular market shoppers:

"The market has been very nice. There is a little of everything here. I hope it continues." -*Jean Bush*

"We enjoy being with all of the local people. The market provides a community gathering place and it is fun to see everyone. The market provides a warm and welcoming environment, and we all need that these days. The food is good too!" -*Alma and Karla Flegel*

"The market is a great place to come and meet people and schmooze. Plus, the food is great. I've probably eaten a lot more vegetables this summer than usual because of the market. It's a place to find good food, good music and good friends." -*Bob Knighton*

"The market has been great. It started at just the right time when people are thinking about buying food locally. It is the only place around where you can meet the farmer and baker face to face and learn about their products. I thought it would be expensive to shop here, but the cost of transportation is so high these days that the difference between grocery store and farmers' market prices is not very great. And the

food is so fresh!" -*Betty Nickles*

"The market is the best thing to hit this community since sliced bread!"

-*Alta Turner*

"When I am in New York City, I go to the Union Square Green Market to buy produce from Greene County, so it is nice to have that opportunity here in New Baltimore. Not only do I get to buy fresh produce, but I see all of my friends. It is an idea whose time has come and I am happy that the market is here." -*John Wallner*

The New Baltimore Farmers' Market was organized by the Farmers' Market committee, which is a sub-committee of the New Baltimore Agricultural Committee. The market would not have been possible without the dedication and hard work of volunteer market manager Lynn Garcia and her able assistant Kathy DiSalvio

The market organizers have been pleased with the support of the market and are already planning for next year. If you would like to become involved with the market as a vendor or volunteer, visit the market website at www.newbaltimorefarmersmarket.com or call 947-6701.

Organic, grass-fed lamb

If you love lamb and have trouble finding the cuts you want at the grocery store, the solution to this dilemma may be right here in New Baltimore. Ravens Roost Farm in Hannacroix raises delicious lamb that is organically raised on pasture. We are currently taking orders for whole and half lambs for delivery in November. The lamb is offered at \$7.00 per pound hanging weight and cuts of meat from a whole lamb are typically 25 to 35 pounds. Customers can indicate approximate poundage of meat that they desire. For more information, contact Ravens Roost Farm at 731-2536 or ravensroostfarm@yahoo.com.

proposals that have led to the second and third drafts have been made to address matters of concern raised during the public meetings held on this subject. These changes are summarized below:

Minimum Lot Size

The proposal to increase the minimum lot size in the Rural Residential/ Agricultural district from 2 to 4 acres **HAS BEEN ELIMINATED**. The minimum lot size continues at 2 acres.

Subdivisions

A subdivision occurs when a property owner wants to divide his or her property that is listed on one deed into more than one parcel of land.

(Example: You have 40 acres and subdivide off 2 acres to sell, creating 2 lots.) Selling a piece of land that is entirely listed on one deed is NOT a subdivision of land and the Town does not and will not regulate that sale of property. (Example: You own 40 acres and sell those 40 acres.)

Under the current AND the proposed Subdivision Ordinance, there are two categories for subdivisions:

Minor Subdivision – land on one deed is divided so that after the subdivision, there are now two, three or four separate lots, including the original land being subdivided.

Major Subdivision - land on one deed is divided so that after the subdivision, there are now five or more separate lots, including the original land being subdivided.

The proposed Zoning and Subdivision Ordinances **MAKE NO CHANGES TO THE MINOR SUBDIVISION PROCESS**.

The original proposal (first draft) of Major Subdivision rules included a conservation subdivision procedure which required any landowner who wanted to undertake a Major Subdivision (divide land on one deed into 5 or more lots, including the original land being subdivided) to develop the number of lots allowed for the acreage being subdivided, while reserving 50% of the land from further residential development. For example, the owner of 50 acres can still subdivide up to a maximum of 25 lots (based on 2-acre zoning), but in setting up lots, must propose a total of 25 acres in conservation land to be protected from future residential building.

Based on comments from our com-

munity, several changes and clarifications have been made to these proposed rules to make them more flexible and fair to landowners:

- Anyone proposing a MAJOR SUBDIVISION of 5, 6 or 7 lots will be EXEMPTED from the conservation subdivision procedure if the subdivided lots are at least 5 acres in size. (This is a change from the first draft.)

- Anyone proposing a MAJOR SUBDIVISION of 8 lots or more will be EXEMPTED from the conservation subdivision procedure if the subdivided lots are at least 10 acres in size. This exemption was adopted by the Town of Cossackie when their zoning was amended (ta change from the first draft).

- Anyone proposing a MAJOR SUBDIVISION of 5 lots or more may apply for a WAIVER from the conservation subdivision procedure.

- There are many different kinds of conservation land that a landowner proposing a MAJOR SUBDIVISION under the conservation subdivision procedure can propose to be included as conservation land. It is up to the landowner to determine whether the conservation land will be added to individual deeds or held under separate private ownership.

- The landowner proposing a MAJOR SUBDIVISION under the conservation subdivision procedure has the right to determine the specific land to be conserved, as long as it qualifies as land having conservation value. The various types of land that have conservation value are clearly defined (this change was made in the third draft, based on the concern that the Town would have too much power in dictating what land is conserved).

Commercial Zoning on Route 9W

Current business owners on Route 9W and members of our community expressed concerns and offered constructive suggestions for improvements for the proposed zoning changes along Route 9W. As a result of these suggestions, several changes have been made in the second and third drafts of the proposed Zoning Ordinance. The highlights of these changes are as follows:

- The Commercial and Developmental zoning districts on the northern and southern ends of Route 9W have been

retained as is. The zoning for the remainder of Route 9W has been restructured into three zoning districts:

- **A Service Commercial** zoning district has been established between County Route 51 and the vicinity of Kreitmeir Road. This area already has a concentration of local businesses and will be designated for commercial, service and light industrial services to conform to existing business uses.

- **A Center Commercial** zoning district has been established in the area around County Route 51 and State Route 144. This zoning district is designated to provide for a mix of current and future business and commercial uses of appropriate scale. In original proposal this area was described as Mixed Use zoning district.

- **A Light Commercial** zoning district has been established for the other areas of Route 9W. In the original proposal, this area was described as a Professional/Residential zoning district. The Light Commercial zoning district will be provide for a mix of current and future business and commercial uses of appropriate scale.

- In all commercial zoning districts, the permitted uses have been expanded to better match current business operations and allow for more flexibility in future business development and expansion.

- The proposed sign regulations have been changed to "grandfather" all existing signs that do not meet the new size and height requirements, thereby saving our businesses the cost of replacing existing signs

- The newly proposed commercial design guidelines were clarified. As in the originally-proposed guidelines, they are only applied to new business development. Parking guidelines were clarified for redevelopment projects.

- The commercial zoning provisions were changed to clarify that more than one commercial building could be placed on a lot in the various commercial zoning districts.

- The Town Board will now consider a proposed Local Law to revise the Town's Zoning and Subdivision Ordinances. The proposed Local Law incorporates the changes highlighted above. By law, the Town Board must schedule and advertise a Public Hearing before any Local Law is adopted.

Historical Notes

History of The New Baltimore Reformed Church (part two)

On July 4, 2008, the New Baltimore Reformed Church in the hamlet celebrated the 175th anniversary of the laying of its cornerstone. Both the church and the parsonage are listed on the Greene County Register of Historic Places. This is an adaptation of the history previously written for the commemorative cookbook, "The Best of 175 Years" (available from the Church or at the New Baltimore Farmers' Market). Part One was in the previous newsletter.

The Rev. Andrew Acularis came to the New Baltimore Reformed Church after the resignation of Rev. Zabriskie (due to poor health) in 1882. Rev. Acularis specialized in work with the young people. In 1885, the Young People's Association asked Consistory for permission to borrow money to build a chapel to use for meetings, suppers, and social events (in place of the parlors of the parsonage). Consistory gave them permission to borrow no more than \$1000. In 1892, the Young People's Association joined the national Christian Endeavor Society, and soon completed the Chapel as well as making other significant contributions to the work of the church.

In 1910, the Christian Endeavor group installed the first of our stained glass windows, replacing the older plain glass. This window was soon followed by "Christ and Peter", "Christ Teaching", and "The Herald Angels", all as memorial windows. Also during Rev. Jacob Van Fleet's pastorate in the first years of the 20th century, the women of the church formed the What-so-ever Circle to assist with finances and fellowship.

The Rev. William Torrens came here in 1911. He was eloquent and active. The men were organized into the

Dutch Arms Society. Pastor Torrens continued the installation of stained glass windows, including the "Lily and Crown", "Mary and Child", and the window now in the main entrance west vestibule. The What-so-ever Circle gave the beautiful "Christ Among the Lilies" window in the south wall in memory of our first pastor, the Rev. Staats Van Santvoord.

In the late teens, our pastor was the Rev. Howard Kanter. He was a fine singer and very involved with the young people's programs and World War I projects. He was followed by the Rev. Peter De Meester, from Holland. Rev. De Meester had originally been a painter and decorator. His pastorate was characterized by strong unity between the churches (Baptist, Methodist, and Reformed) in the hamlet and many union services were held. On summer evenings, they were often held on our front lawn. The pastors would frequently visit residents of the community together. During Rev. De Meester's pastorate, the marble baptismal font was given and dedicated.

The 1930s saw the pastorate of the Rev. Henry Brink, who was especially happy to be working in a rural church. He was well-liked and active in both the church and the community. At his suggestion, he was followed by the Rev. William Schwab. This pastorate in the 1940s saw the reorganization of the Dutch Arms Society, establishment of the 3-W's (young women's group), publication of a cookbook, and the complete renovation of the church.

The sanctuary came to be what we now know in 1946. Frederick Bulkeley, an architect by profession, chair of the committee, redesigned the pulpit platform, used molding from Rev. Van Santvoord's house (which was being razed), and designed a lectern to match the pulpit. The pews were rebuilt, repainted, and revarnished. The hymnal/communion cup holders were designed by Rev. Schwab and crafted by Dale S. Baldwin from black walnut lumber given by Clayton Albright. The chande-

lier and sidelights were rescued from the demolition of the United States Hotel in Saratoga Springs, NY. They were polished, plated, and lacquered. The reassembly and conversion from gas to electricity was undertaken by Pastor Schwab. He also wrote a complete accounting of the renovation activities.

In the Fall of 1946, the task of renovation was complete and on October 7, a rededication service was held. The work had been done as a tribute to those who had served in World War II, most of whom were home now. The church itself was rededicated to God's service in the world. Rev. Schwab was a hard-working and multitalented pastor who had led his flock with vigor during the trying days of war and the boom times of its aftermath. In 1951, Rev. Schwab moved on, though he and his wife re-established their home here after he retired in 1971. He filled in as interim pastor during some subsequent pastoral transitions. From 1953 to 1956, the Rev. Eugene Weil was pastor. During his time here, a wing was added to the north side of the chapel. In addition to providing much better kitchen facilities, a basement, bathrooms, and an "upper room" were included and completed the modernization of our facilities to the middle of the 20th century.

At the time of our 125th anniversary, the Rev. Mark Hesselink was pastor, serving from 1956 to 1960. His wife, Janice, used her considerable gifts to serve as music teacher, choir director, and Sunday School teacher. In later years, she and some of her family returned to the area and to this church, where she served for some years as assistant organist.

In 1963, the Rev. and Mrs. John Grant came to New Baltimore. Since they had been professional singers and were creative and artistic, these areas of ministry flourished. The 1970s saw a period, as in the 1840's, of once more sharing one minister with Coeymans Reformed Church, with a series of pastors including the Revs. Norman Tellier, Paul Nulton, and James DeVries. Dur-

Events & Announcements

Town Collecting Emergency Information

The Town of New Baltimore's Emergency Management Committee is working toward collecting information to better help Town residents in the event of a Major Emergency.

If you have a medical need that requires electrical power, the Committee would like to know so that someone can check on you.

Information, including your name, 911 Street address (and if it can be seen from the road), phone numbers (home and cell), mailing address and any medical challenges are being collected by Town Clerk Janet Brooks, who assists the committee. It will be shared only with the fire companies serving the Town of New Baltimore. You may call the Town Clerk at 756-6671 and give all this information by telephone or you may mail all this information to New Baltimore Town Clerk, 3809 CR 51, Hannacroix, NY 12087.

The Town has also established a **RECORDED** emergency informa-

tion phone number as part of the update to the Town Emergency Response Plan.

If there is an extreme weather situation, a very large accident or another type of large emergency event, you can dial 756-6600 to learn if there are any specific instructions for you to follow as a resident of the Town. Do not confuse this number with 911; only a recorded message will be found on 756-6600, you cannot leave a message or ask for help. If there is a busy signal, just dial again in a few minutes.

New Baltimore Seniors

The *Senior Citizen's roundtable News* and *Your Area Agency on Aging* pamphlets are available at the Town Hall for pick-up. These documents provide good nutrition information and helpful phone numbers for assistance in many areas.

The New Baltimore Reformed Church will be hosting Soup & Good Company Gatherings for sen-

iors in the future. Greene County Department of Aging Director Tom Yandea has offered to speak topics important to seniors in our area.

Senior Ellie Alfeld has agreed to help our seniors get the information that they need and said to please feel free to telephone her should you have ideas or want information. Ellie can be reached at 756-2452.

Seth Stephen Fund

This past March, Army Private Seth Stephen, son of Sandy Stephen of New Baltimore, was injured while on active duty in Iraq. He is mending well and hopefully will be home soon.

An account has been set up in Seth's name for all those who would like to thank him for his bravery and the risks he took in serving his country.

Donations can be made to any branch of the Bank of Greene County. If you have any questions, please call Julie at 945-1966 or Sybille at 731-9633.

Church, cont from p.8

ing the 1980s, the Rev. Robert Scholten carried on a very active ministry here. The Rev. Leroy Suess was pastor here in the 1990s, followed by the Rev. Kenneth Walsh in the first years of the 21st century. He and his wife were both musically talented and made strong contributions in that ministry.

As this is written, Rev. Walsh is pastor of the First Church in Kingston, NY; Rev. Suess is retired and living in New Baltimore; Rev. Scholten is working with Jackson County Ministries (a mission of the Reformed Church in America) in Kentucky; Rev. DeVries and Rev. Nulton are both in New Jersey, the former as a hospital chaplain, the latter as a parish minister; and Rev. Tellier is semi-retired, living near Schenectady, working as a consultant for financial planning and church finances.

In 2005, the Lord sent us the Rev. Susan Kerr. She is the latest in our

series of multi-talented pastors. With talent and previous experience in hospital chaplaincy, administration, art, design, teaching, culinary arts, and music, she is empowering and encouraging the congregation to reach out in many new ways to the community. Through this we are seeing a revitalization of the church which we hope will continue far into the future.

To rephrase what was said earlier in this history, a church is more than a building and more than its pastors. It is a community of believers – Elders and Deacons (commissioned leaders) and congregants alike – each contributing their gifts and talents to make the community stronger, and to show forth a Christ-like presence.

The church records are replete with the names of various Van Slykes and Baldwins, as well as other families who have been in town for many generations. There are also individuals who came to town and lived

among us for a time, and then moved on. Among these are the names of Percy Waller, M. D., church treasurer for over 50 years and the town's doctor for that time, who left a legacy of financial stability that remains a cornerstone of our annual budget; Francis Paul served as the Sunday School superintendent for more than 40 years, and his wife, Evelyn served as Sunday School teacher and sometime organist for many years and is still connected to the church, even though she lives near her son in Arizona; and Walter and Frances Dietz, historians *par excellence*, among other gifts. Each of these contributed to the life of the congregation, and witnessed to God's love in the community. Many more could be named, but each, whether named or not, contributed their part to the interdependent community in Christ that we call the New Baltimore Reformed Church.

—John H. Nickles.

Town Officials

Supervisor
David Louis

Board Members
Art Byas
Kevin Kuenster
Chris Norris
Arlene McKeon

Planning Board
Lee Davis
Joseph Caputo
Howard Goldson
Kenneth Kuder
Eric Hogland
John Murray
Alta Turner

Zoning Board
Meave Tooher
Marie Corrado
Jack Covey
Anthony Rago
Roger Wilson

Town Clerk
Janet Brooks

Tax Collector
Diane Stuart

Assessor
Gordon Bennett

Town Justices
Joseph Farrell
Joseph Cosenza

Superintendent of Highways
Denis Jordan

Town Board Meetings:
2nd and 4th Mondays

Planning Board Meetings
2nd Thursday*

Zoning Board Meetings
1st Wednesday*

*if no agenda, no meeting

Town Office Hours
Monday—Friday 9-4

Highway Hours
Monday—Friday 7-3

Telephone
(518) 756-6671

Website
www.townofnewbaltimore.org

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