

NEW BALTIMORE NEWS

Volume 4 Issue No. 4

October—December 2008

Questions about Zoning and Subdivision Revisions addressed by Supervisor Louis

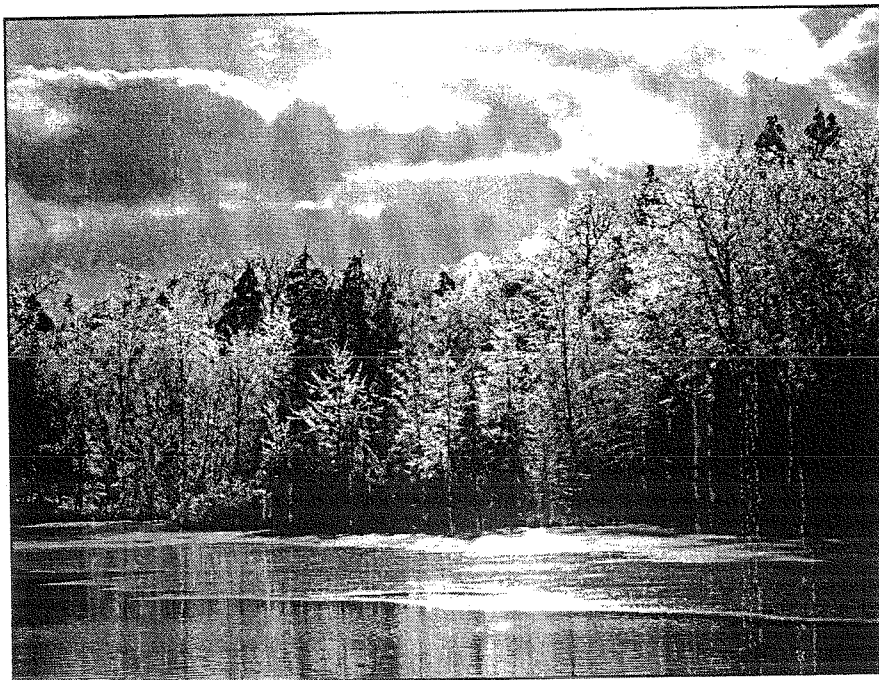
1. Why did the town make the zoning changes and what was the process leading up to the newly adopted residential zoning changes?

The town adopted changes in the Zoning Ordinance to make its zoning laws consistent with the newly revised Town Comprehensive Plan. From 2004 to 2007, the Town worked on revising its Comprehensive Plan that had originally been adopted in 1974. This process involved a great deal of public input that was first channeled through a Citizen's Planning Advisory Group, consisting of 16 resident volunteers, and later through a Comprehensive Planning Committee of 12 residents. The Comprehensive Plan established goals for the Town's future and outlining strategies for achieving these goals. The Comprehensive Plan was presented to the public in late 2006 through several public hearings and was adopted unanimously by the Town Board in March, 2007.

The strategies for planning future land use in the Town included some recommended changes to the Town's zoning ordinance and subdivision regulations. The Comprehensive Plan included a plan for making these changes, that put the Town Board in charge of proposing these changes, with assistance from the Planning Board and Zoning Board of Appeals. A Zoning Committee consisting of 2 Town Board members, 2 Planning Board members and 1 member of the Zoning Board of Appeals was formed. This group worked for 14 months on the first draft of the proposed zoning and subdivision changes.

In June, these proposed changes were presented to the public in two public meetings and in July, two more

(Continued page 2)



December Ice Storm, Alcove Reservoir

Emergency Services Come Through During Ice Storm

The town activated the emergency management plan during the ice storm on December 19th. Much of the town was without power with many trees and limbs down on power lines and in the roads. Denis Jordan and the Highway Dept. did an outstanding job clearing and sanding the roads. Alan VanWormer the town Emergency Management Coordinator along with Supervisor Louis set up a command post at the New Baltimore Fire Department and a state of emergency was declared by Greene County. Temporary shelters were set up in both the Medway and New Baltimore fire houses. The new town emergency telephone number 756-6600 was put into operation and was updated by Supervisor Louis several times as conditions changed or Central Hudson had any additional information. The overall assessment of the ice storm was that the new plan went very well.

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Community News and Issues

Zoning, cont from p.1

public meetings were held to hear the public's comments on these proposed changes. Many comments and suggestions were received and the Zoning Committee met during August to consider these comments and suggestions and this resulted in many changes being made to the original proposals. The revised proposal addressed many of the comments made by the public. During September, three additional public meetings were held to present these changes and hear additional comments. After these meetings, the Zoning Committee met one last time to make more changes to address these additional comments. In October, the final draft of the zoning and subdivision changes were presented to the Town Board. The Town Board then held public hearings on November 3rd and 5th, prior to adopting these changes at its November 10th Town Board meeting.

2. How will the zoning changes affect New Baltimore property owners, large and small?

For residential and agricultural property owners, the zoning changes will have no impact except where large scale development is being proposed. For example, any owner of property of any acreage, large or small, will be able to sell 100% of that property without any restrictions. There are no changes being made that will affect the ability of an owner of land to build a house on that land. The Town's minor subdivision regulations, which apply to an owner who wants to split his or her property into as many as four lots, have not been changed.

There are some changes being made to major subdivision regulations, which only apply when an owner of land is looking to divide their property into **five or more lots**

in one subdivision application.

These changes are being made to ensure that this larger scale development is guided to preserve the rural character of the community. Major subdivisions are usually proposed for housing developments. For these **Major subdivisions (five or more lots)**, the applicant (property owner or developer) will have the following options:

A) Create a "conservation" subdivision (see question below for further explanation), OR

B) Create larger lots (5 acres for 5-7 lot subdivisions; 10 acres for 8+ lot subdivisions), OR

C) Apply for Waiver due to Special Circumstances

3. What are conservation subdivisions?

A conservation subdivision is a method being used in other towns (locally and nationally) that allows for a flexible property design to protect land that has significant conservation features. A conservation subdivision allows an applicant for a major subdivision to build as many homes as would be allowed under the current zoning, while requiring the applicant to identify and restrict a portion (50%) of the land being subdivided from future housing development.

For example, the developer of a 80 acre parcel of land, under a conservation subdivision, would be allowed to build up to 40 homes (which is what is allowed under current 2 acre minimum lot zoning), but in planning for the design of the building lots for these homes, the applicant would identify 40 acres (50% of 80 acres) of land that has conservation value that would be protected from future home development. The conservation land can include unbuildable land like wet-

lands and steep slopes, or land that has historic value (like stone walls or other special features). There are a large number of categories of land that qualifies as conservation land. The conservation land to be protected from future development is the **choice of the land owner.**

4. Would conservation land set aside in a conservation subdivision be taken off the tax rolls?

A) If the conservation land is kept in private ownership (owned by the original property owner, sold to a private owner, or sold to the owners of the lots in the subdivision), the conservation land will NOT be taken off the tax rolls.

B) If the conservation land is kept in private ownership and a conservation easement is provided by the private owner to a third party (like a land trust), the conservation land will NOT be taken off the tax rolls, but the land owner will receive an income tax benefit (federal and state) from the conservation easement.

C) If the conservation land is made a part of a homeowner's association of the owners of the lots in the subdivision, the value of the conservation land will be spread across the assessments of the lots in the subdivision, resulting in NO TAX ROLL LOSS.

D) If the owner of the conservation land decides to donate the conservation land to a land trust or not for profit group, the conservation land will be taken off the tax roll, just as any property owner can donate any land that he or she owns today.

5. Why make any changes to the town's commercial zoning? Everything seems to be fine the way it is.

The zoning changes were developed and revised to protect the interests and flexibility of current busi-

nesses who provide tax base to the Town and employment to our residents. The zoning changes will not impact any current businesses or the expansion of these businesses. The main focus of the commercial zoning changes is to encourage and promote small businesses while providing clear direction regarding future commercial development. Economic development professionals have repeatedly stated that new business developers desire clear guidelines for developing their businesses; the new commercial zoning provides clear guidance and reasonable expectations for the design of new businesses. By making these changes, new businesses should be able to receive faster approval of their projects, and this will be a plus in attracting new businesses.

6. Why are there so many commercial zones along Route 9W ?

Previously, the town had a commercial zone and a development zone. The developmental zone allows for higher intensity use like industrial and manufacturing businesses, like Serta Mattress. When the Comprehensive Plan was first adopted in 1974, and later revised in 2007, these plans called for the concentration of larger scale commercial development in the northern and southern ends of Route 9W, and the possibility of a town center in the area of 9W near its intersection with Route 51 and Route 144. The zoning changes provide for a commercial district at the north and south ends of Route 9W, a center commercial zone around its intersection with Route 51 and 144, and a light commercial zone along the rest of 9W. An additional service commercial zone was added to acknowledge the trucking and related services located for the mile stretch south of Route 51 along Route 9W.

While many of the same commercial uses are allowed along 9W, the different zones are established to control the scale

of development between the northern and southern ends of 9W. With the Greene IDA proposing a major retail development near the Exit 21B interchange, the secondary commercial impacts of that project were considered in the zoning changes. If Route 9W were allowed to build out in big box retailers and other large scale development, the rural character of the 9W corridor could be lost and the traffic impacts would be significant.

7. How do the changes help existing business owners and how will they affect other businesses looking to relocate to New Baltimore?

The number of permitted commercial business categories in all of the commercial zones has been increased substantially, this will be helpful for the diversification of existing businesses, should they choose to do so. The establishment of clear and flexible guidelines for future business development should be helpful to current businesses that look to expand, and should expedite approvals for current and future businesses. The number of commercial uses that require Special Use Permits has been significantly decreased; this will also expedite the approval process. The Town has also adopted zoning provisions for Planned Development Districts that provide greater flexibility for the town to consider development proposals that may not otherwise conform to specific zoning requirements; this kind of flexibility is important for the town to be competitive in seeking new businesses to locate in New Baltimore.

8. Will the zoning changes decrease property values?

While some concern has been raised about the impact of conservation subdivisions on land values, extensive research on this subject was undertaken, and there is no factual evidence that suggests that land values are negatively

impacted by conservation subdivisions.

Since there is greater flexibility in the kinds of businesses that can locate in the commercial zones, there should be no impact on commercial property values. The Planned Development District zoning changes should provide a catalyst for future commercial development that will hopefully increase demand for commercial development along Route 9W and have a positive impact on commercial property values.

9. Can changes be made to the new zoning regulations or is it complete?

It is expected that changes will continue to be made by the Town Board to the Town's Zoning Ordinance to address issues that may arise in the future that affect the residents of the Town.

10. If I have any questions about the zoning changes and how they affect my commercial or residential property, who should I contact?

Supervisor David Louis would be happy to discuss any questions or concerns about the zoning changes. He is at the Town Hall (756-6671) on Saturday mornings, or he can be reached at home (756-9550) to discuss the zoning changes or to schedule a meeting.

Town Board News and Issues

Town Board Report

The Town Board has met in regular monthly meetings held on October 13th, November 10th and December 8th, and work meetings held on October 27th and November 24th (no actions were taken at the Work Meetings). Public Hearings were held on November 3rd and 5th for purposes of hearing public comment on Local Laws 4 and 5 of 2008 which provided for revisions to the Town's Zoning Ordinance and Subdivision regulations.

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

October 13th

- The Town Board appointed Knute Shader, a town resident, to a full time position at the Town Highway Department to fill the vacancy left by the retirement of Ronald Van Wormer.
- The Town Board appointed Kenneth Cymbalisty as a back-up Wastewater Treatment Plant Operator at the Wastewater Treatment Plant.
- The Town Board adopted an updated Town Emergency Management Plan, prepared by the Emergency Management Committee under the leadership of Councilman Chris Norris, Supervisor David Louis, and Emergency Management Officer Alan Van Wormer.
- The Town Board set the Preliminary 2009 Town Budget, and scheduled a public hearing on the budget for October 27th.
- Supervisor Louis reported on an increase in the water usage rates for New Baltimore Water District 2, which provides water to the residents of the Scheller Park Road area. While the Village of Cocksackie had first proposed to increase the water usage rates (which have not been increased since 1989) by 100%, Supervisor Louis negotiated a reduction in this increase to approximately 45%. The new minimum rate will increase from \$144 every six months to \$210 every six months.

November 10th

- The Town Board adopted the 2009 Town Budget, which includes a tax rate

increase of approximately 1.78% for townwide funds.

- The Town Board authorized a change in Health Insurance carriers for town employees and retirees which will reduce annual health insurance costs by approximately \$35,000 below the original health insurance proposal for 2009.
- The Town Board adopted Local Law 4 of 2008 enacting amendments to the Town's Zoning Ordinance as part of the implementation of the Town Comprehensive Plan update adopted in March, 2007.
- The Town Board adopted Local Law 5 of 2008 enacting amendments to the Town's Subdivision regulations as part of the implementation of the Town Comprehensive Plan update adopted in March, 2007.
- The Town Board authorized an increase of \$2,000 (from \$5,000 to \$7,000) for construction costs associated with the Town Hall basement project to house a substation for the Greene County Sheriff's Department and additional town offices.
- The Town Board reappointed Jean Horn to the Board of Assessment Review.

December 8th

- The Town Board authorized the Supervisor to execute a lease for property used as a parking area at the Hannacroix Preserve (\$1 per year) to provide for winter maintenance of the parking area so residents can have year round access for parking at the Hannacroix Preserve and Hudson River Interpretive Trail.
- The Town Board authorized the Town Justices to proceed with renovations to the Justice Court offices and meeting room, to be paid for by grant monies received from the State of New York for this purpose.
- The Town Board appointed Julie Fisk, a town resident, to fill the Assessor's Clerk vacancy resulting from the resignation of Carol McBride who is leaving town service to take another position.
- The Town Board adopted a Resolution requiring the Planning Board and Zoning Board of Appeals to make semi-

- annual reports to the Town Board regarding any impacts of the newly adopted changes to the Town's Zoning Ordinance and Subdivision regulations.
- The Town Board authorized the solicitation of bids for a used cab and chassis/dump truck to be used by the Town Highway Department.
- The Town Board adopted a new Sewer Tax Roll for 2009, and scheduled a public hearing on proposed sewer use fees for 2009. The proposed 2009 sewer use fees are virtually unchanged from the 2008 level.
- The Town Board authorized the Supervisor to spend up to \$330 for the purchase of a laptop computer for use by the Town Clerk and Town Hall staff.
- The Town Board approved the following fund transfers:
 - \$45,000 from the General Fund to the Capital Reserve Fund for Buildings
 - \$15,000 from the General Fund to the Capital Reserve Fund for Highway Equipment
 - \$10,000 from Sewer District 1 to the Capital Reserve Fund for Sewer District 1 Repairs
 - \$1,500 from the General Fund to the Capital Reserve Fund for Parks Equipment
 - \$74,000 from the General Fund to the Highway Fund
- The Town Board adopted amendments to the 2008 Town Budget

Planning Board Report

August

September's report to the Town Board outlined the Planning Board's meeting on August 14, 2008, where the following business was transacted:

Public Hearings were held on:

- Rose Beck Minor Subdivision Application Gustav and Donna Hognlund
- Minor Subdivision Application Bartly & Carol Heneghan
- Minor Subdivision Application Malcolm & Brook Travelstead
- Minor Subdivision Application

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

transacted:

- Approved Beck Minor Subdivision.
- Approved Hogle 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.

September

The Planning Board met on September 11, 2008, with following business transacted: Greene County IDA representatives were present to update the Board on proposed business, Empire Merchants North, coming into Kalkberg Commerce Park and what portion of the project would be in the Town of New Baltimore.

October

The Planning Board met on October 9, 2008, with the following business transacted:

- Received Minor Subdivision Application from Susan Mulhern for a two-lot subdivision of her property located on Staco Road. Required Public Hearing is scheduled for 7:30 p.m., November 13, 2008.
- Discussed with representatives from Package Pavement, Inc. and their contractor, Plank, LLC, their plans for constructing a 10,000 square foot storage building on their property located on Route 9W. Site Plan Application was submitted and required Public Hearing scheduled for 7:45 p.m., November 13, 2008.
- Discussed with individuals purchasing property on Deans Mill Road their plans to purchase additional acreage to be added to the parcel they are purchasing.
- Reviewed engineering bid quotes requested and received for the review of engineering submittals in conjunction with a Special Use Permit and Site Plan Applications for a proposed assisted living facility to be located on Route 9W. Firm to complete the review on behalf of the Planning Board was selected from those firms having submitting bids.

November

The Planning Board met on November 13, 2008, with the following business transacted:

- Public Hearings scheduled for the Susan Mulhern minor subdivision and Package Pavement Site Plan had to be re-scheduled for 7:30 and 7:45 p.m. respectively on December 11, 2008, because the required Public Hearing Notices to be placed in the Town's official newspaper, The Greenville Press, submitted electronically were not received by the newspaper and therefore the required notice was not published.
- In the regular monthly meeting, the following business was transacted: Received a Minor Subdivision Application from Timothy and Christina Walsh for a two-lot subdivision of their property located on High Mount Road. Required Public Hearing was scheduled for 8 p.m., December 11.
- Received a Minor Subdivision Application from John & Michelle Hebda for a two-lot subdivision of their property located on Shady Lane. Required Public Hearing was scheduled for 8:15 p.m., December 11.

December

The Planning Board met on December 11, 2008, with the following business transacted:

Public Hearings were held and concluded for:

- Two-lot subdivision for Susan Mulhern
- Two-lot subdivision for John and Michelle Hebda
- Two-lot subdivision for Timothy and Christine Walsh.
- Site Plan for Package Pavement, LLC.

In the Regular Monthly Meeting that following the Public Hearings, the Mulhern, Hebda and Walsh minor subdivisions were approved as was the Site Plan for Package Pavement. In addition, Kenneth Rebusmen and Debra Zini addressed the Board regarding a proposed boundary line adjustment between their properties on Scheller Park Road. This adjustment does not require any action on the part of the Planning Board and was for informational purposes only.

Year-End Report 2008.

Number of Meetings Held: 12
Regular Monthly Meetings and 1 Work Meeting; Number of Subdivisions Ap-

proved: 13; Number of New Lots Created: 12; Illegal Subdivisions Corrected: 1; Site Plans Approved: 1; Site Plans Extended: 0; Site Plans Expired: 1; Special Use Permits Approved: 0.
Fees Taken In: \$850.00

Zoning Board of Appeals Report

September

Public Hearing originally set for September 3 was recessed until 7:30 p.m. October 1 at the request of the attorney representing Bruce and Rose Ubrich.

October

The Zoning Board of Appeals met on October 1, 2008, and conducted the Public Hearing on the Ubrich Variance Application for a Use Variance for residential and agricultural use on their property on Route 9W was completed and closed. In the regular monthly meeting that followed, the Board approved the Ubrich Variance with limitations. A review of these limitations will occur annually at the October Zoning Board of Appeals Meetings until the Board determines that the annual review is no longer necessary.

November

No meeting.

December

The Zoning Board of Appeals held its monthly meeting on December 3 and heard the application of Emmanuel and Jane Philipps for an Area Variance to allow them to keep the existing shed on their property which does not meet the required setback from 9W and side lot line. Since the shed has existed in the same location for approximately 20 years, the Board discussed and opted to waive the Public Hearing on this application. Resolution was then passed granting the Variance.

Year-End Report 2008.

Number of Meetings Held: 4; Variances Approved: Use - 2. Fees Taken In: \$80.00

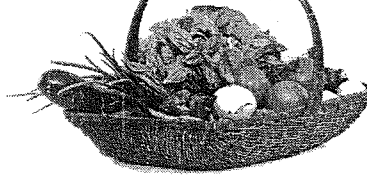
Building and Code Enforcement Reports

August/September

October's report to the Town Board included the following Building Inspector/Code Enforcement Officer activities

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AGRICULTURE



Fresh Local Produce

For those who enjoy fresh produce that is grown locally and organically but don't have the time to garden, CSA's are the perfect solution.

New Baltimore's Otter Hook Farm CSA is currently taking members for the 2009 season. If you're interested in a share of produce, call Chris or Samantha at 756-7141. For more information about Otter Hook or CSA's in general, visit www.otterhookfarms.com

Do You Have a Historic Barn?

The Agriculture Committee will be putting together a book or a Calendar, featuring New Baltimore's most beautiful and historic barns. They will be available this summer at the NB Farmers' Market. To submit photos or request a photo to be taken of your barn, please contact Kevin Kuenster at 947-6701 or email kkuenster@mac.com



The Van Slyke Barn, built in the early 1700's, on Deans Mill Road

Greene County Community Health Assessment

Most counties in New York State have long had programs in place to compile community health data and statistics. The Greene County Community Health Assessment program has been established to do the same for Greene County residents.

What Is A Community Health Assessment?

- Tells the "story" of our community and county
- Goal is to identify the health needs of our community
- To analyze the current local health status and health issues in Greene County
- Assessment document covers 2005-2008, due to NYS-DOH in July 2009

Community Health Assessment Benefits

- Create a healthy community and a better quality of life
- Increase the visibility of health and health issues within the community
- Anticipate and manage change
- Create a stronger health infrastructure
- Engage the community and create community ownership for health issues

Top 3 Health Priorities

1. Access to Health Care
2. Tobacco and Mental Health TIED
3. Tied: Healthy Mothers, Babies and Children and Mental Health

For information or to participate, contact;

Diane R. Aznoe, M.Ed
Health Educator
Greene County Public Health Nursing Service
518-719-3621
daznoe@discovergreene.com

To take the survey go to the following link;
http://www.surveymonkey.com/s.aspx?sm=_2f0LVbo5c8GEko_2b6gh9r_2bbA_3d_3d

for August/September, 2008: New Building Permit Applications Received - 27; Pool Permit Applications - 1; Building Permits Issued - 15; Building Permits Re-Opened - 1; Building Inspections - 67; Pool Permits Issued - 2; Certificates of Occupancy granted - 5; Temporary Certificates of Occupancy granted - 1; Certificates of Compliance Granted - 7; Junk Vehicle Complaints - 4; Court Appearances - 3; Zoning Violation Investigations - 4; Code Violation Investigations - 32; Application Fees for August: \$1,442.10. Application Fees for September: \$1,721.05. Year-to-date: \$23,069.39.

October

November's report to the Town Board included the following activities for October: New Building Permit Applications Received - 15; Building Permits Issued - 8; Building Permits Re-Opened - 1; Building Inspections - 34; Mobile Home Permits Issued - 1; Demolition Permits Issued - 2; Certificates of Occupancy granted - 6; Temporary Certificates of Occupancy granted - 1; Certificates of Compliance Granted - 5; Stop Work Orders issued - 1; Junk Vehicle Complaints - 2; Court Appearances - 3; Zoning Violation Investigations - 6; and Code Violation Investigations - 10. Application Fees for October: \$5,862.45. Year-to-Date: \$28,931.84

November

December's report to the Town Board included the following activities in November 2008: New Building Permit Applications Received - 9; Building Permits Issued - 3; Building Permits Re-Opened - 2; Building Inspections - 33; Mobile Home Permits Issued - 1; Demolition Permits Issued - 2; Commercial Permit Issued - 1; Certificates of Occupancy granted - 4; Certificates of Compliance Granted - 11; Stop Work Orders issued - 2; Junk Vehicle Complaints - 1; Zoning Violation Investigations - 4; Code Violation Investigations - 9; Commercial Site Fire Inspections - 1; Do Not Occupy - 2. Application Fees for November - \$1,162.50. Year-to-Date: \$30,094.34.

December

January's report to the Town Board included the following activities in December 2008: New Building Permit

Applications Received - 5; Change of Occupancy Application - 1; Building Permits Issued - 6; Building Permits Re-Opened - 1; Building Inspections - 18; Certificates of Occupancy granted - 3; Temporary Certificates of Occupancy granted - 1; Certificates of Compliance Granted - 3; Junk Vehicle Complaints - 1; Court Appearances - 3; Zoning Violation Investigations - 2; Code Violation Investigations - 12; Commercial Site Fire Inspections - 3; Do Not Occupy - 1. Application Fees for December: \$700.00. Year-to-Date: \$30,794.34

Year-End Report 2008.

Summarization of Building Inspector/Code Enforcement Officer activities for 2008 year is as follows: New Building Permit Applications Received - 95; Car Restoration Permit Application - 1; Demolition Permit Applications - 2; Change of Occupancy Application - 2; Pool Permit Applications - 8; Building Permits Issued - 60; Building Permits Re-Opened - 20; Mobile Home Permits Re-Opened - 1; Building Inspections - 291; Mobile Home Permits Issued - 3; Pool Permits Issued - 8; Demolition Permits Issued - 5; Commercial Permit Issued - 2; Certificates of Occupancy granted - 32; Temporary Certificates of Occupancy granted - 4; Certificates of Compliance Granted - 46; Stop Work Orders issued - 7; Junk Vehicle Complaints - 25; Court Appearances - 15; Zoning Violation Investigations - 40; Code Violation Investigations - 97; Commercial Site Fire Inspections - 7; Do Not Occupy - 5; Septic Replacement Permits - 2; Change of Occupancy - 2. Application Fees for 2008: \$30,794.34

County Legislative Report

- A potential double digit county tax increase was held to 3% or less
- The paving of Main St. in the hamlet was recently completed. There is money budgeted to continue this good work in New Baltimore next year.
- The Burn Building Training Center in Cairo was just finished and now town fire companies will be able to train locally. Also, the seven-bay garage has the outer structure up and a February construction date is hoped for.

• Our County Court House Renovation Project is well underway. The bond anticipation note was renegotiated at a favorable rate and all contracts have been awarded. We are on pace to see completion of this major project by summer 2010.

• Senator Seward and Assemblyman Lopez are assisting the county in implementing a mortgage tax at an appropriate rate so that towns can benefit.

• The County Promotion Department (which was consolidated) will be promoting businesses in every town through the Buy Greene Program. New Baltimore's Farmers' Market is one of New Baltimore's businesses to be promoted. Others in New Baltimore will be included.

Assessor Report

The Town of New Baltimore welcomes our new Assessor Clerk, Julie Fisk.

Important Dates to Remember March 1st

The deadline for filing exemption forms is March 1st. Any primary resident of New Baltimore is entitled to a STAR exemption that is applied to school taxes. Other exemptions may be applied to County and/or Town taxes as well. More information regarding exemptions and specific applications of the same can be obtained at our office or any assessor's office in NYS, the Greene County Real Property Tax Service Office in Catskill or can be downloaded from the internet from our town website at townofnewbaltimore.org.

May 26; Grievance Day

Any questions you may encounter regarding your assessment can be discussed with the Assessor throughout the month of May by calling or by visiting the office. Call 518.756.7888 for an appointment. If after this informal meeting an agreement cannot be reached regarding the assessed value of your property, you have the opportunity to file for Residential Review with the Town's Board of Assessment Review. The Town of New Baltimore's Board of Assessment Review convenes on the 4th Tuesday in May each year known as "Grievance Day".

Historical Notes

Do Fence Me In!

I recently was rereading the minutes of the earliest New Baltimore town government meetings. At the very first session, officials were elected to serve in various capacities from Supervisor to Town Clerk to Assessor. It is interesting that six people were chosen to be "Fence Viewers" (John Armstrong, William Bedell, William Ray, Martin G. Van Bergen, Robert G. Palmer, and Thomas Powell), more than any other position. What was that all about?

The very existence of rural life, of land owning and farming, hinged on the protected growth and harvest of livestock and crops. Fences and animal control were fundamental tasks throughout colonial and State life, and laws were precise and harsh in their treatment of anyone, intentionally or not, whose livestock roamed free or destroyed crops.

People with adjoining land parcels were required to construct and maintain agreed portions of partition fences between their properties. Any disputes about, or neglect of, these responsibilities were subject to enforcement and possible penalty by the Town's fence viewers, including the payment of dam-

ages to neighbors adversely affected by the fence malfeasance.

State law authorized local selection of citizens to secure the wandering animals. Pound Masters Peter Wolf and Noah Wheeler were elected at New Baltimore's first meeting. Pound masters could take custody of any wandering or untended livestock, releasing them upon payment of a range of fees. In an early law, assessments were "horse, gelding, mare or colt, and all neat cattle, one shilling each; and for every sheep or lamb three pence; and for every hog, shoat or pig six pence."

After the Revolutionary War, the State passed extensive legislation in 1788 and 1801 to create the structure under which the governments of New Baltimore and other municipalities would be formed and operated. Fences and animal control had detailed provisions explaining local requirements.

Town meetings, like New Baltimore's, were authorized "from time to time, to make such prudential rules and regulations... for the better improving of their common lands in tillage, pasturage or any other reasonable way; and for making maintaining and amending their partition and circular fences for their lands, gardens, orchards and meadows,

and for ascertaining and directing the use and management, and the times and manner of using their common lands and meadows, and other commons, and the times, places and manner of permitting or preventing cattle, horses, sheep and swine, or any of them to go at large, and for impounding all manner of cattle and creatures whatsoever, and for ascertaining the sufficiency of all partition and other fences; and for making and maintaining such and so many pounds and at such places, as may be necessary and convenient..."

Other provisions accounted for the disposition of the collected fines, which could include defraying costs of keeping the animals, providing payment for damages, or even awarding ownership of the captives themselves, if unclaimed.

Over time, local government evolved, and the positions of fence viewer and pound master faded away. Nevertheless, attenders of Town meetings or readers of Board minute often are treated to entertaining tales of our animal control officer herding the errant cow or lassoing a runaway dog, legacies of those old days. If only we had an army of deer controllers.

-Cless Bush

Business Spotlight

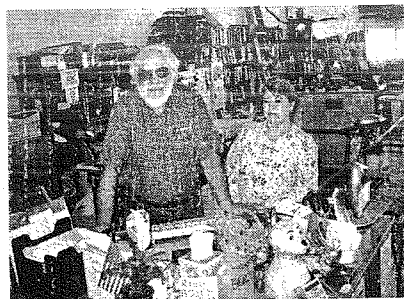
Coxsackie Antique Center

Although it bears the name of the neighboring town where it originated, the Coxsackie Antique Center has been located in New Baltimore since 2002.

Bill and Diane Johns found the property on Route 9W and built the first sales gallery, then began expanding in 2003, adding a new wing closer to the road.

"We moved to New Baltimore because the town was so friendly and cooperative with our business," says Bill Johns. "We love it here."

The antique center currently hosts about 100 dealers, most from Greene County but others from the Hudson



Bill and Diane Johns

Valley and New York City. For vendors, the center provides staff and takes care of the paperwork. In the antique world, the Johns' business is well-known, drawing customers and dealers from across the country.

The couple encourages customers

to bring in antiques from their homes and will help them identify and learn more about them. The center has a large reference library which is available to the public.

The addition, which they are continuing to work on, will be a large community room, which will host lectures, movies, demonstrations and other community events.

"We try to be very customer-friendly," says Bill Johns. "We love what we do and we enjoy talking to people about antiques. They help put you in touch with your ancestors."

Coxsackie Antique Center 12400
Route 9W 731-8888
www.coxsackie.com

Events & Announcements

A Note of Thanks

The Town of New Baltimore wishes to extend a sincere 'thank you' to two employees who recently left the employ of the Town -- Ronald Van Wormer and Carol McBride.

After 35 years of service with the Highway Department, Ronald Van Wormer has turned in his work uniform for a life of retirement. Admired by all of his co-workers, Ronnie will be sorely missed at the workplace. He and his wife, Donna, plan on spending time with family and friends and basically enjoying some well-deserved time off! Our sincere thanks and best wishes go to Ronnie and his family.

Carol McBride served the residents of New Baltimore for 12 years in the Assessor's Office. Carol had a wonderful rapport with the public she served, her fellow workers and all those coming in contact with the town offices. She always went above and beyond the call of duty in personally reaching out to residents that needed assistance or perhaps may have forgotten that a filing deadline is approaching. Carol has recently accepted a position with a medical imaging company in Greenport, NY. We wish Carol the best of luck in her new job. Her talents, compassion, patience and thoughtfulness will be truly missed.

Food and Fellowship in the Hamlet

The New Baltimore Reformed Church is hosting monthly dinner events open to all ages. On February 11th, there will be a Valentines Dance Party; March 11th will be a Tax Prep Assistance Day with fish fry and mac and cheese. For advance call Michelle Wagner at 522-3576.

Rabies Clinic

There will be a free rabies clinic on March 24th at Medway-Grapeville Firehouse from 6-8pm. Dogs must be on a leash and cats in

carriers. For more information call the Green County Department of Health at 719-3600.

Free Recycling

Anyone looking to do some early spring cleaning should remember that the Town of New Baltimore Recycling Center takes many items, including batteries, metal, newspapers and magazines, clothing, glass and some plastic (not plastic that breaks when crushed). The center is open on Wednesdays and Saturdays from 8am to 2pm.

Census Jobs

The US Census Bureau is taking applications for those who would like to gather information for the 2010 census. Applicants should call 362-2150 for more information. Upcoming test sessions are on February 13th, March 13th and April 10th.

Concert Series

The New Baltimore Conservancy is hosting a concert series at the Gray Church at 380 Main Street. **February 8th: Musicians of Ma'alywyck** Marie Barker-Schwartz, violin and Sten Isachsen, guitar; will offer

an exciting program of Italian, French and Spanish music from the eighteenth and nineteenth centuries.

March 1: Lawson Hilary Schrauf on fiddle and Eric Everson on bouzouki recreate the experience of a pub in Ireland with enchanting traditional Irish music including jigs, reels and vocals.

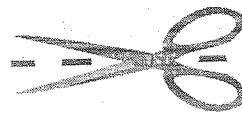
April 5 - Rena' Graf and Brian Melick collaborated on a soon to be released CD. Rena's lovely vocals and Brian's innovative percussion should be a dynamite combination.

Tickets are \$12. To order, email concertsathome@live.com. Please include your name and the number of tickets you want in the email. There are only 50 seats available so order soon. If the weather is bad at the time of a concert, check your email or call 756-9080 for status.

R-C Sportsman's Club

The R-C Sportsman's Club hosts indoor archery leagues on Thursday evenings and Sundays. There is also a kids' program on Saturdays. Call Greg Cooke at 622-0748.

It's also nearing time to think about DEC summer camp for kids age 12-17, Call Bob at 756-6997 for more 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.

YOUR NAME _____
YOUR 911 STREET ADDRESS _____
YOUR HOUSE TELEPHONE NUMBER _____
DO YOU HAVE A CELL PHONE? CELL PHONE # _____
YOUR MAILING ADDRESS (if different) _____
WHAT IS YOUR MEDICAL CHALLENGE THAT REQUIRES ELECTRICITY
(for example: an oxygen machine)? _____

This information will be collected by the Town Clerk Janet Brooks, who assists the committee, and shared only with the fire companies serving the Town of New Baltimore. You may call the Town Clerk at 756-6671 and give this information by telephone or you may fill out the questions and mail to New Baltimore Town Clerk, 3809 CR 51, Hannacroix, NY 12087

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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