

**TOWN OF NEW BALTIMORE**                      **Draft 10/14/16**  
**COUNTY OF GREENE**                              **Approved 10/24/16**  
**PUBLIC HEARING ON PROPOSED CHANGES TO THE**  
**COMPREHENSIVE PLAN**  
**October 10, 2016 – Page 1**

Supervisor Dellisanti opened the Public Hearing at 6:01 PM. Also attending Deputy Supervisor Ruso, Councilmembers Briody, Irving, and VanEtten, Tax Collector Jordan, Tal Rappleyea, Esq, and no signatures in the attendance book.

Absent: Town Clerk Finke and Highway Superintendent Jordan

**Supervisor Dellisanti** read, *“Notice is hereby given that there will be a Public Hearing before the Town Board of the Town of New Baltimore on October 10, 2016 at 6:00 PM at the Town Hall, 3809 County Route 51, Hannacroix, New York to hear those members of the public who wish to be heard regarding updates to the Comprehensive Plan. All persons wishing to be heard in favor or opposition will have such opportunity at the time and place stated above. By Order of the New Baltimore Town Board, Barbara M. Finke Town Clerk”*

**Supervisor Dellisanti:** Good evening everyone. Thank you all for coming tonight. First I want to thank the Committee that’s here tonight – Bob Turan, Bill Albright, Kathy Rundberg, Shelly (VanEtten), Scott Briody – who put in an enormous amount of time starting back in 2014. One Wednesday night a month for the last two-and-a-half years. A lot of work went into this and we’re very proud of the outcome. We thank you all very much. I’d like to ask Tal to start this off, our Town Attorney, just to give you an idea of what we’ve done in the Comprehensive Plan and then we can get to the questions at the presentation period.

**Tal Rappleyea, Esq.:** As you know tonight the Public Hearing is just for the changes to the proposed modifications to the Comprehensive Plan. At some later date, probably in a couple of weeks, we’ll also have a Public Hearing for the zoning changes. So tonight we are focusing on the Comprehensive Plan and as Nick said it’s been about two-and-a-half years that you all have been working on this and a lot of thought and a lot of work went into it. But the primary piece as least with respect to the Comprehensive Plan is the lightening of it up a little bit so to speak where making mandatory pieces available and recommended or as guidance tools as opposed to something that must occur. In doing so, once we got toward the end we’ve done a couple of extra things. The first was to refer the Comprehensive Plan changes to a professional Planner and Greenman-Pedersen Inc., GPI, they’re Engineers in Albany, and they also have a Planner on staff reviewed the modifications that were proposed and basically gave us a real strong thumbs up saying that it was a great idea on things that were contained in those changes were very much acceptable. The second thing we did is that we are required to do is to refer the matter to the Greene County Planning Board and surprised at the response that we got from them was very straightforward and simple and straight-up recommend that we approve it. Usually when you send things out to the County Planning Board, they give you a boatload of changes and recommendations and thoughts and this was quite simple just ‘here, go approve it.’

**Supervisor Dellisanti:** I just want to go over the quick changes that we did. The 50 percent offset that everyone was concerned about a number of years ago was mandated to the residents of the Town of New Baltimore. The change that we made and we weren’t going to read the exact language, the mandated is gone and it becomes a voluntary program. If you want to volunteer to put 50 percent of your land away, you have every right to do that, but the Town of New Baltimore Town Board is not going to mandate that to you.

**Councilmember VanEtten:** It’s available and recommended, but not mandatory.

**Supervisor Dellisanti:** You can clap, that’s okay.

**Councilmember VanEtten:** But it’s no longer mandatory. With the zoning changes we also brought it down you can do less than 50 percent and add conservation to it. That will be part of the zoning changes, not this.

**Supervisor Dellisanti:** So that is the major, number one change in this Comprehensive Plan and I don’t think there’s anything else here.

**Councilmember VanEtten:** No, the Comprehensive Plan is different from the zoning remember so we had to change this first, they have to match each other, but the zoning changes will come through for the next meeting as Tal recommended.

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**Supervisor Dellisanti:** Probably the first meeting in November we'll have that as well. It's already completed, but we still have some documents to get together. So if anyone would like to speak on the Comprehensive Plan and the 50 percent offset, that would be fine.

**Patricia Bilek:** My question is, this tonight is not the final word about the 50 percent offset, not mandated? Tonight is just a what?

**Councilmember VanEtten:** It's a Public Hearing.

**Patricia Bilek:** It's a Public Hearing.

**Supervisor Dellisanti:** Tonight we get the comments from the public on the change of the 50 percent offset from mandated to voluntary.

**Councilmember VanEtten:** Then we have to do a resolution.

**Patricia Bilek:** So I can't be that excited yet?

**Supervisor Dellisanti:** You can be as excited as you like, yes.

**Patricia Bilek:** This is very, very serious.

**Councilmember VanEtten:** We would have to do a resolution for the next Board meeting and then it would be voted on at that point.

**Patricia Bilek:** Is this 99 percent we're going to get this?

**Supervisor Dellisanti:** It all depends on what you're going to say right now. The whole balance is weighted on your testimony tonight. The Committee and the Town Board are in favor of this change.

**Councilmember VanEtten:** Of changing, yes.

**Patricia Bilek:** Of changing, so I don't have to worry. This is what it's all about because I've talked to a couple people today and they said 'oh, no, it has nothing to do with that.' I said 'yes, it does.' So that is what tonight's meeting is about.

**Councilmember VanEtten:** Right.

**Patricia Bilek:** If I say I want to subdivide 50 acres and I would have to leave 25 acres set free -- which was outrageous to begin with; it devalued our property -- and now I don't have to worry about that? Is that correct?

**Councilmember VanEtten:** After we do the resolution at the next Board meeting, then that will be set in stone that it will be changed.

**Patricia Bilek:** In other words have to follow procedure.

**Councilmember Ruso:** Right, the procedure is we have to have a Public Hearing for all these changes in the very first place. Once we've had the Public Hearing with discussion, then the proposal goes to the Town Board at one of our regular meetings, it will be rather soon, and then the Town Board—the five of us up here—get to vote on it and that will be the final.

**Councilmember VanEtten:** It will be in the form of a resolution.

**Supervisor Dellisanti:** As Tal has already said, this has already gone to the Planning Board in Greene County and they've approved this project which is highly unusual by the way.

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**Patricia Bilek:** Can I thank you all right now then?

**Supervisor Dellisanti:** Sure you can

**Patricia Bilek:** I do, I really want to thank all of you because this is very, very important to me. I own a lot of land and I know you worked very hard to get to this point so I want to thank you ahead of time.

**Councilmember Ruso:** We haven't voted yet.

**Supervisor Dellisanti:** Thank you very much. Anyone else, Steve, please step over.

**Steve Pilatich:** At previous Board meetings you had Public Hearings, maybe not this Board, but other Boards over the years, they've had the Public Hearing and then when the Town Board meeting started tonight at the same time they would vote on it. How come you can't do it at tonight's meeting?

**Supervisor Dellisanti:** First of all we didn't know how many people were going to come to the Public Hearing and some of the Committee members wanted to have more than one Public Hearing if needed. So we couldn't actually close it out tonight depending on how many people were going to speak. So if we went past the hour we couldn't do that.

**Steve Pilatich:** I think that before they've written resolutions right after the Public Hearing.

**Supervisor Dellisanti:** That's correct.

**Councilmember Ruso:** That's often true.

**Councilmember VanEtten:** They did, but we thought there might be a lot more people here wanting to speak and we really can't cut people off so we let it go to the next; we thought we should hold it over.

**Steve Pilatich:** So you figure it is going to be November's meeting?

**Supervisor Dellisanti:** Yes, it could be the Work Meeting of this month, depending on tonight.

**Councilmember VanEtten:** I don't know why it couldn't be the next meeting.

**Patricia Bilek:** How will we be notified?

**Councilmember VanEtten:** It would be on the Agenda which would be on the website or you could call one of us.

**Supervisor Dellisanti:** Anyone else like to speak?

**Bill Boehlke:** My name is Bill Boehlke; I live up here on Route 51 in Hannacroix. I just want to say that we appreciate you doing this. This is a step in the right direction really. We're supposed to have representative government and as you know the fact that they had to mandate this the last time around says something and so we appreciate what you're doing here because this is a step in the right direction and it's good to have government, and especially local government, giving us a little shield in some of these things that are coming out of the state and sometimes the federal government so thank you.

**Supervisor Dellisanti and Councilmember Briody:** You're welcome.

**Supervisor Dellisanti:** Again I want you to know that this Committee worked tireless hours on this particular project. One Wednesday a month for the last two-and-a-half years. They were dedicated to making this right and I applaud them for that.

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**Patricia Bilek:** We applaud you.

Applause followed.

**Supervisor Dellisanti:** Would anyone else like to speak this evening? Speak now or forever hold your peace as they say. We will wait just a couple of minutes and then we'll close the Public Hearing.

**Patricia Bilek:** Is there anything else we should know that you aren't bringing up in the Public Hearing?

**Councilmember VanEtten:** No, the zoning changes are different and they'll be coming through next.

**Patricia Bilek:** Zoning changes, I don't even know about it.

**Councilmember VanEtten:** We changed some of the Commercial Zones. There were several Commercial Zones, we kind of subsidized them, making it easier for businesses to come in, some of the design standards. That's actually in the zoning, not the Comprehensive Plan, which is a separate...

**Patricia Bilek:** Did you change from two to four acres in subdividing? I had heard something about that.

**Supervisor Dellisanti:** No, that wasn't changed at all.

**Councilmember VanEtten:** No, it's two acres.

**Councilmember Ruso:** The zoning mostly affects the properties on 9W on the commercial part.

**Councilmember VanEtten:** There were a lot of different Commercial zones. We made it easier for businesses to come in.

**Supervisor Dellisanti:** That was the second phase of this project, the Commercial properties.

**Councilmember VanEtten:** Some of the design standards we've lessened.

**Bill Boehlke:** I came in a little bit late, but I heard you mention a couple names I didn't recognize. Originally this thing was put out by Elan right out of Clifton Park and Larry Howard or somebody was ...

**Supervisor Dellisanti:** That name doesn't ring a bell.

**Bill Boehlke:** Kind of represented...

**Councilmember Ruso:** That name's familiar, but that was eight years ago or so.

**Councilmember VanEtten:** I don't remember what her name was.

**Bill Boehlke:** So who do we have now? So someone has taken this plan over basically. Is that what...?

**Councilmember VanEtten:** We, as a Committee of local people, Nick and I, did you get this in the front, local people, Bob and Bill right here in the front row, Scott.

**Supervisor Dellisanti:** Kathy and Scott, Mark Peckham and Maeve Tooher.

**Councilmember VanEtten:** Kathy, Mark.

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**Supervisor Dellisanti:** Mark Peckham and Maeve Tooher. So it was local people that got together and we did it. We didn't hire a Planner. Well, we did to look over our changes, but we didn't hire someone to write it. We did it.

**Supervisor Dellisanti:** We spent the money here instead of outside. We were all volunteers in this project. I think the first project; the cost was around \$50,000, I'm not sure if that's the right number.

**Member of Audience:** I think that's right.

**Supervisor Dellisanti:** So we didn't hire anybody to spend \$50,000 to do it, this Committee spent countless hours of reviewing every document to get it right. Would anyone else like to speak before I close the Public Hearing?

On a Motion by Councilwoman VanEtten seconded by Councilmember Briody, the Public Hearing was closed at 6:16 PM.

AYES: Dellisanti, Ruso, Briody, Irving, VanEtten

NAYS:

ABSTAIN:

ABSENT:

Respectfully Submitted,

Barbara M. Finke  
Town Clerk