

**COUNTY OF GREENE  
TOWN OF NEW BALTIMORE  
REGULAR TOWN BOARD MEETING  
MONDAY, SEPTEMBER 8, 2008-Page 1**

Supervisor Louis called the meeting to order at 7:33 p.m. and the Pledge of Allegiance was said. Also attending: Councilwoman McKeon, Councilmen Kuenster, Norris, and Byas, Attorney for the Town Wukitsch, Deputy Highway Superintendent VanWormer, Town Clerk Brooks, and 2 members of the public. Absent: Highway Superintendent Jordan, Tax Collector Stuart.

Supervisor Louis welcomed all attending.

**Moment of silence to honour the service of former Town Assessor Kenneth Weeks**

**MINUTES**

The minutes of the **July 28, 2008 Town Board Work Meeting** were presented for approval.

With no changes, Councilwoman McKeon moved, seconded by Councilman Kuenster.  
Adopted       Ayes-5 Kuenster, McKeon, Louis, Norris, Byas  
                  Nays-0

The minutes of the **August 11, 2008 Regular Town Board Meeting** were presented for approval.

Supervisor asked to alter top of page 2, 2<sup>nd</sup> bullet should read, "regarding major subdivision requirements relating to conservation subdivisions: - major subdivision of 5, 6, or 7 lots will not be subject to conservation subdivision rules if the subdivided parcels are at least 5 acres," and the third bullet should read, "-major subdivisions 8 and more lots will not be subject to conservation subdivision rules if the subdivided parcels are at least 10 acres."

With those changes, Councilwoman McKeon moved, seconded by Councilman Norris.  
Adopted       Ayes-5 Kuenster, McKeon, Louis, Norris, Byas  
                  Nays-0

The minutes of the **August 25, 2008 Town Board Work Meeting** were presented for approval.

With no changes, Councilwoman McKeon moved, seconded by Councilman Norris.  
Adopted       Ayes-5 Kuenster, McKeon, Louis, Norris, Byas  
                  Nays-0

**CORRESPONDENCE**

From NYS Department of Transportation to NYS Department of Environmental Conservation re P&M Brick's Construction and Demolition Processing Facility in Town of Coeymans, the Town of New Baltimore was received a copy of some concerns that have been expressed by DOT regarding prior analysis done by DEC and lack of notification. Rich Guthrie volunteered that NYS Parks, Recreation and Historic Preservation were also excluded from the process.

From Greene Industrial Development Agency, to Greene County Administrator, Town of Coxsackie Supervisor, Coxsackie-Athens Superintendent of Schools, Town of New Baltimore Supervisor, regarding a project for **Empire Merchants North, LLC**, believed to be a large liquor distributor, requesting that IDA undertake a project on the property located south of Houghtaling Road, the construction of a 255,000 square foot warehousing and office facility, with intent to occupy in the summer of 2009, this project is almost entirely located in Town of Coxsackie, 21.046 acres (1 acre or a few thousand square feet of which is in Town of New Baltimore) and the Building is entirely in Town of Coxsackie. The Town has been provided with notice of 2 public hearings; the New Baltimore public hearing will be October 7, at Cornell Hook and Ladder Firehouse, Gill Road, at 5pm. The Coxsackie portion will be 80% of the full tax levy, with 20% back to

**COUNTY OF GREENE  
TOWN OF NEW BALTIMORE  
REGULAR TOWN BOARD MEETING  
MONDAY, SEPTEMBER 8, 2008-Page 2**

the IDA for infrastructure. Town of New Baltimore understanding is that 100% of taxes would be paid under the PILOT arrangement.

From **Greene County Department for the Aging**, an announcement of a series of annual meetings for expression of interest, questions and concerns on October 1, 8, and 16.

From **Greene Industrial Development Agency** upcoming educational community open house, open to citizens of the Towns of New Baltimore, Coxsackie, and Catskill on September 24, 2008.

From the **NYS Department of Environmental Conservation**, a notice that the proposed **Bristol Manor Assisted Living** has received a SPDES permit, effective October 1, 2008 and runs for a five-year period.

**OLD BUSINESS**

**Sale of Used Boom Mower Attachment**

Following last month's discussion of how this surplus highway equipment could be sold when no bids were received in response to the Town's advertising, a representative of Abele Tractor met with Councilman Byas, photographed the surplus item, put it on their website and will try to "peddle it" for the Town of New Baltimore.

**Update on Public Input Process for Proposed Zoning/Subdivision Changes**

Public Meetings are scheduled for Town residents to engage in question and answer on the proposed zoning and subdivision changes, September 10, 15, and 25. Cards have been mailed to property owners and should have been received last week advising the public of the meetings.

**NEW BUSINESS**

**Proposed Lease Agreement for Hannacroix Preserve Parking Area**

Action on the proposed Lease Agreement for the Hannacroix Preserve Parking Area will be on the Regular Town Board Meeting agenda for October. Councilman Byas had been asked by the New Baltimore Conservancy whether the Town could help with the clearing of the parking area after a snow storm. A proposed lease was reviewed by the Town's Attorney Wukitsch; 2 changes were made: to limit the Town's liability, and to omit the Conservancy's requirement for the Town to purchase a separate insurance policy (paragraph 17). Supervisor understood that the Highway Superintendent would inspect, improvements would be made at the expense of the owner, Open Space Institute, and that the Town's service would only be the clearing of snow after all Town roads had been completed. It is a one-year agreement, a one-season trial.

**Upcoming Highway Department Vacancy**

Long-time employee Ronald Van Wormer is retiring at the end of October 2008. The job title is Heavy Motor Equipment Operator (minimum of CDL-B), the help wanted advertisement will run in this week's newspapers, and the deadline to apply is September 26, 2008. Insofar as the classification is non-competitive, preference would be given to Town of New Baltimore residents; the last recruitment brought only out-of-town applicants.

**2009 Budget Preparation and Presentation**

**COUNTY OF GREENE  
TOWN OF NEW BALTIMORE  
REGULAR TOWN BOARD MEETING  
MONDAY, SEPTEMBER 8, 2008-Page 3**

Supervisor Louis has begun distributing information to the various departments and on Monday, September 29, 2008 at 7:30 pm, will present the Town of New Baltimore Tentative 2009 Budget. Previously this has been presented the first week of October; this year will allow an additional week for Town Board members to review.

**Budget Amendments for 2008**

Supervisor said there were a very few amendments to be made to the 2008 Budget. First, transferring in the Records Management line \$250 from Personal Services to Contractual. There is a correction under Youth Programs Personal Services, a \$520 addition, having undercounted the counsellors by 1. There is a proposal of a \$500 appropriation from the increase in Contractual Services to fund a couple of extra programs in the summer program, understanding that Greene County has a grant program for Youth Services for which we are submitting an application to cover the cost. In the Highway Fund, an exchange between General Repairs and Capital Improvements Roads accounts, and from Ambulance District 2, increasing contract costs \$17,029, paid from the Accumulated Fund Balance in Ambulance District 2- an annual payment is due on March 15, to allow for tax revenues to come in (the same in Ambulance District 1 for Ravena); Town of Coxsackie, under that contract, should submit estimate for 2009 in the next couple of weeks, allowing time to be put in the Town's 2009 Budget.

**COUNTY OF GREENE  
TOWN OF NEW BALTIMORE  
RESOLUTION  
SEPTEMBER 8, 2008**

**RESOLUTION TO AMEND 2008 BUDGET**

RESOLVED, that the following amendments to the 2008 budget are hereby adopted:

**GENERAL FUND EXPENDITURES:**

ACCOUNT	CURRENT BUDGET	AMENDED BUDGET	CHANGE
A1460.1 RECORDS MANAGEMENT PERSONAL SERVICE	2,500	2,250	(250)
A1460.4 RECORDS MANAGEMENT CONTRACTUAL SERVICES	0	250	250
A7310.1 YOUTH PROGRAMS PERSONAL SERVICE	5,410	5,930	520
A7310.4 YOUTH PROGRAMS CONTRACTUAL SERVICES	1,500	2,000	500
A7988.4 CULTURAL PROGRAMS	7,100	6,830	(270)
TOTAL CHANGE			750

**GENERAL FUND REVENUES:**

A2389 COUNTY YOUTH PROGRAM GRANT	0	500	500
A3820 STATE AID - YOUTH PROGRAMS	1,000	1,250	250
TOTAL CHANGE			750

**HIGHWAY FUND EXPENDITURES:**

DA5110.4 GENERAL REPAIRS CONTRACTUAL SERVICES	180,000	217,000	37,000
DA5112.2 IMPROVEMENTS - CAPITAL	78,000	41,000	(37,000)
TOTAL CHANGE			0

**AMBULANCE DISTRICT 2 EXPENDITURES**

ACCOUNT	CURRENT BUDGET	AMENDED BUDGET	CHANGE
SM4540.4 BASIC AMBULANCE SERVICE	3,000	20,029	17,029
TOTAL CHANGE			17,029

**AMBULANCE DISTRICT 2 REVENUES**

ACCOUNT	CURRENT BUDGET	AMENDED BUDGET	CHANGE
SM810 APPROPRIATED FUND BALANCE	400	17,429	17,029
TOTAL CHANGE			17,029

COUNTY OF GREENE  
TOWN OF NEW BALTIMORE  
REGULAR TOWN BOARD MEETING  
MONDAY, SEPTEMBER 8, 2008-Page 4

Councilman Kuenster moved to adopt, seconded by Councilman Norris.

Adopted       Ayes-5 Kuenster, McKeon, Louis, Byas, Norris  
              Nays-0

**PUBLIC COMMENT**

Ron Kent asked about Jennings Road; Councilman Byas reported that the surveyor began work on Jennings Road about 3 weeks ago and is doing research.

Rich Guthrie asked about Main St/CR61 because signs are up; Legislator Van Slyke said the County will grind the road's surface to level it from Church Street north, starting in 2 weeks; suddenly they found the time and will do the job and went on to express concern about the sewer manhole covers in the center of the road. Legislator Van Slyke reported that Callanan gave a price of \$87,000 to do that portion. Nils Backlund asked for a common sense approach, do it right and fix potholes, if the underside of street will not be fixed; there has been a drainage problem since Nils was a child. Legislator VanSlyke asked for rebuilding the road because a budget of \$87,000 wouldn't even cover drainage work needed to be done. A discussion occurred at the committee meeting in Catskill about how many miles the CHPS program allows; Nils said we are entitled to our ratio. All but 1 mile of CR54 is done. The Committee was told that \$114,000 for 1 mile of resurfacing; in June that figure was \$80,000. CR61 from Church Street south will be done next year, as will the last mile of CR54. Nils Backlund asked if residents have been told what will be done; Supervisor Louis asked what the County's procedure is for advising residents on that 1/2 mile from Church Street to SR144. Nils asked if the County couldn't just grader-patch for this year, as the Town Highway Department did New Baltimore Road. Supervisor doesn't want to hear from the County Highway Superintendent that the Town isn't willing to replace sidewalks; Legislator VanSlyke said that the Town should not be doing the aprons for driveways; he did say they would grind the street. Nils asked if Legislator VanSlyke could grab that money, put it aside for a future date, and grader-patch it for now.

Nils Backlund asked Deputy Highway Superintendent Alan VanWormer for drainage, the reason for grinding is to go through the layers to make it fairly level, then back up and go over it. Rich Guthrie agrees with the immediate work, folks have to use the road, but is very concerned about built-in potholes, after they finish the manholes, catching tires; Legislator Jim VanSlyke will call Greene County Highway Superintendent Gary Harvey about the process at hand and notification of residents of the street. Supervisor said they could buy a few rings, Nils said that would not be a problem, and Alan VanWormer said, "The thickness of a riser, so there's no bump when completed." Rich suggested Wastewater Treatment Plant Chief Operator Jim Polverelli be present to watch over the sewer manholes. Councilman Byas asked if underdrains are going to be addressed ahead of time, are they good, and made the analogy of a bad cake with new frosting; Supervisor said it wasn't our frosting going on the "cake". Legislator VanSlyke said grind, then drainage, and re-surface. Tomorrow they will be working on a new driveway access road and parking lot at the Athens Highway Garage at a cost of about \$100,000.

Nils asked if the Town plows the Town Parks' parking lots in the wintertime for individuals to go cross country skiing? No. Supervisor Louis was not aware that there was an interest. The owner of the Hannacroix Preserve provides insurance coverage of the trails of the Preserve. So, no Town Parks are plowed and made available for winter use, repeated Nils.

Councilman Byas reported that the Sheriff substation is 98% done and has dragged. The jailer and the inmate/trustee have done an excellent job; the space is available for tour. Ron Kent asked about usage; patrols will not sit in there, 2 sheriffs in day, 2 sheriffs at night. Nils Backlund asked for curfews in parks, Councilwoman McKeon answered, "Dawn to dusk they are open." Nils said Cornell Park has broken beer bottles, as does his property. Rich Guthrie offered that he calls Sheriff or NYS Police whenever he sees any after-dusk activity in Cornell Park.

**COUNTY OF GREENE  
TOWN OF NEW BALTIMORE  
REGULAR TOWN BOARD MEETING  
MONDAY, SEPTEMBER 8, 2008-Page 5**

**MONTHLY REPORTS**

Supervisor Louis reported that the Town Board was approving vouchers that appeared on the abstracts prepared for this meeting.

County Legislator Jim Van Slyke reported that Government Operations Committee next Monday will have a resolution for putting the Maurer property on Alcove Road back on tax roll- effective next week. Supervisor asked if they will do an environmental assessment. Legislator answered: yes, the reasons may have been legitimate, but their thought patterns have been changed. Also, the Legislature has sent letters to fire companies offering county contract to buy gas and diesel fuel; the County is trying to figure out how the fire company could fill their tanks. Daily Mail ran article about heating oil, Greene County reported that they bought futures at \$3.41, not \$3.20 as reported in the Daily Mail but they only bought for Greene County's fuel oil requirement. The Town buys off state contract; and whatever state contract is, if local can match it, the Town buy local. Medway-Grapeville Fire Company doesn't have a fuel tank; maybe Greene County can reach out to Medway-Grapeville Fire to buy at Athens Highway Garage.

Town Clerk Brooks reported for the month of August: C/O searches 1; Permits: building permits 13, Chimney/woodstove 1; decks and porches 1; garage 1; sewer hook-up 1; park 3, beer 1; conservation fees 2, dog licenses 37, purebred licenses 1; marriage licenses 3; minor subdivisions 4, geneological copies 2, photocopies 56, and recycling fees with revenue to Town Supervisor of \$ 2,478.71 and non-local revenue disbursed of \$264.04.

Highway Superintendent Jordan reported for the month of August: Mowed and weedeated cemeteries; Spread crusher run on Staco Road; Cut brush around road signs; Mowed along roads; Cleaned ditches on Mathews Point; Installed 36"x40' culvert pipe on East Honey Hollow Road; Worked on sanders to get ready for winter; Installed very large culvert on Honey Hollow Road 62" high x 84" wide x 40' long; Patched dirt roads with crusher run; Cut up dead tree in District 1/Wyche Park; Installed 24"x40' culvert on Staco Road; Hand patched with blacktop; Dug ditch at Town Hall for propane line and back filled the ditch; Cleaned up fallen tree on Mount Misery Road; Mowed Town Hall and Cornell Park, SR 9W by Burns' Garage, and around Town Garage; Replaced Old State Road sign; Hauled crusher run to stock pile at Town Garage ; Changed oil and filters on some equipment and trucks.

Wastewater Treatment Plant Jim Polverelli reported for August: [Spencer Sebert had] repaired a leak on roof of main building of Wastewater Treatment Plant, inspected the new sewer hook-up on Gill Road; new alarm system estimate gotten for the Pump Station, cleaned grit out of influent PT; August 12 power outage at Plant and Pump Station 2 2/3 hours; August 14 preventative maintenance on generator, August 15 Pump Station received preventive maintenance.

Town Historian Clesson Bush had no report for the month of August.

Code Enforcement Officer/Building Inspector 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 OF GREENE  
TOWN OF NEW BALTIMORE  
REGULAR TOWN BOARD MEETING  
MONDAY, SEPTEMBER 8, 2008-Page 6**

Newsletter Chair Councilman Kuenster reported target date for next issue is not determined.

Assessor Gordon Bennett reported that he will be attending the NYSSA Seminar on Assessment Administration from Monday, September 22<sup>nd</sup> to Wednesday, September 24; the office will be closed on Tuesday, September 23. Regarding the **2008 MIDDLE CLASS STAR REBATE PROGRAM**, 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. The amount will be about the same as last year. If you didn't apply for 2007, or if your property information changed during the year, you must apply by December 31, 2008. 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 and 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. Greene County Residents Mailing Date is September 29, 2008. Kindly review the table below for rebate check amounts in specific school districts.

<i>School District</i>	<i>Under \$90,000</i>	<i>\$90,001-150,000</i>	<i>\$150,001-250,000</i>	<i>Enhanced</i>
Coxsackie	\$352.47	\$264.35	\$176.24	\$389.31
Greenville	\$390.01	\$292.50	\$195.00	\$430.77
Ravena-Coeymans	\$395.39	\$296.54	\$197.69	\$436.71

**Enhanced STAR** amounts increase from last year:

Coxsackie	Greenville	Ravena-Coeymans
+ \$111.23	+ \$123.08	+ \$124.77

Agriculture Committee Chair Kuenster reported the next meeting will be the first Thursday of October and the first topic addressed will be applying for a farmland protection program grant, what is involved and the role of the Town Board.

Public Memorial Committee will meet on September 22 at 6:30 p.m.

Planning Board Chair Lee Davis reported the Planning Board met on August 14, 2008, and conducted the following business:  
Public Hearings were held on: Rose Beck Minor Subdivision Application, Gustav and Donna Hoglund 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, Hoglund Minor Subdivision, Heneghan Minor Subdivision, Travelstead Minor Subdivision; and 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, as well as signed maps to allow property owner to bring their non-conforming/illegal parcel into compliance status.

Zoning Board of Appeals Chair Meave Tooher reported: Continuation of the Ubrich Public Hearing for a Use Variance recessed on August 6, 2008, and scheduled to be continued on September 3, was postponed until 7:30 pm, October 1, 2008, at the request of the Ubrichs' attorney to allow them sufficient time to complete gathering of

COUNTY OF GREENE  
TOWN OF NEW BALTIMORE  
REGULAR TOWN BOARD MEETING  
MONDAY, SEPTEMBER 8, 2008-Page 7

information regarding mitigation factors and to have it in the hands of the ZBA members for review prior to the October meeting.

Recycling Center Operator Spencer Sebert reported receiving 3 appliances, revenue to Town of \$ 22.50. For Town Hall Maintenance, Spencer reported: removed basement window for repair, painted and applied metal on east exit door in meetingroom, repaired leak in roof at sewage treatment plant, repaired soffit, and replaced air filter and humidifier evaporator in vault system.

Animal Control Officer Joe Tanner had no report.

Fire/EMS/Law Enforcement Chair Norris reported: at the August 19<sup>th</sup> meeting of the Greene County Paramedic Association the 2009 budget was reviewed and passed; the Town's fee will be \$13,393 for 2009- an increase of \$321 over last year. The Town's Emergency Management Committee meeting will be on Tuesday, September 9<sup>th</sup> to review the draft Emergency Management Plan, with hopes to have the final plan ready for the November Town Board Regular Meeting. The Medway-Grapeville VFD marched in the Greene County Volunteer Firemen's Association Convention and parade Saturday, September 6, and received two trophies. Next year the convention will be in Town of Hunter. {Unable to hear}

For Parks, Councilwoman McKeon had no report, summarizing that the program was successful; a climbing wall was a highlight. Supervisor Louis prepared and submitted applications for state and county grants for 2009.

Promotion/Economic Development Chair Kuenster reported a raffle had been held at the Farmers' Market.

Town Clerk Brooks reported that the publicity for the Town-Wide Yard Sale, September 20, 2008, has been sent to 12 newspapers and the Access Channel. Maps will be available on the steps of Town Hall at 6:30am and at the Farmers' Market.

For Website and Technology, no report.

Personnel had no report other than the advertisement placed for the Highway Department position.

With no more from the Board or the public, Councilman Norris moved to adjourn, seconded by Councilwoman McKeon.

**Motion Carried**      **Ayes-5** McKeon, Kuenster, Louis, Norris, Byas  
                                 **Nays-0**

The meeting was adjourned at 9:05 p.m.

Respectfully,

Janet A. Brooks  
Town Clerk