

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

**FEBRUARY 23, 2015**

**AGENDA**

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

**Pledge of Allegiance**

**Presentation by Patrick Manning from Manning Consultants**

**Reports**

Supervisor

County Legislator (Invited)

Town Clerk

- Approval of February 9, 2015 Town Board Regular Meeting Minutes

Tax Collector

Historian

Agriculture (Chair Norris/Member Benway)

Ag Fest Liaison (Member Ruso)

Animal Control (Chair Ruso/Member Norris)

Assessment (Chair Dellisanti/Member Norris)

Audit and Control Committee (Chair Ruso/Member Dellisanti)

Buildings & Grounds/Recycling (Chair Ruso/Member Norris)

Building Inspector/Code Enforcement (Chair VanEtten/Member Benway)

Fire, EMS & Law Enforcement (Chair Dellisanti/Member VanEtten).

Greene County EMS (Representative Dellisanti/Deputy Norris)

Greene County Planning Board

Grants/Promotions/Economic Development (Chair Ruso/Member VanEtten)

Highway (Chair Dellisanti/Member Ruso)

Insurance (Chair Benway/Member VanEtten)

Memorial (Chair Benway/Member Norris)

Personnel (Chair Ruso/Member Dellisanti)

Planning Board/Zoning Board of Appeals (Chair VanEtten/Member Dellisanti)

Seniors and Veterans (Chair VanEtten/Member Benway)

Technology/Website (Chair Benway/Member VanEtten)

Town Courts Liaison (Member Ruso)

Wastewater Treatment (Chair Norris/Member Benway)

Youth, Parks and Recreation (Chair VanEtten/Member Dellisanti)

**Public Comment Period/Community Events**

- February 25, 2015 Comprehensive Plan Meeting at 7 PM
- March 4, 2015 Zoning Board of Appeals Meeting at 7:30 PM
- March 9, 2015 Town Board Regular Meeting at 7 PM
- March 12, 2015 Planning Board Meeting at 7 PM

**Audit of Claims**

**Adjournment**

**\*\*\* Agenda Subject to Change\*\*\*\***

**TOWN OF NEW BALTIMORE  
COUNTY OF GREENE  
TOWN BOARD WORK MEETING  
February 23, 2015 – Page 1**

**Draft 3/3/15  
Adopted 3/9/15**

**OPENING REGULAR TOWN BOARD MEETING**

Supervisor Dellisanti called the meeting to order at 7:00 PM and the Pledge of Allegiance was said. Also attending: Deputy Supervisor Ruso, Councilwomen Benway and VanEtten, Town Clerk Finke, and 6 members of the public who signed the attendance sheet.

Absent: Councilman Norris, Tax Collector Jordan, and Highway Superintendent Jordan

Supervisor Dellisanti explained we are expecting Pat Manning to come tonight. He had confirmed this morning so we will continue on with some of the reports.

***Supervisor***

On January 31, 2015 I attended the monthly Supervisor's meeting at 8 AM. The Town of Greenville Fire Department is having a vote on a new firehouse on March 24 at an approximate cost of \$5.4 million. Greenville has also dropped CDPHP and has moved on with MVP.

***County Legislator***

No Report

***Town Clerk***

4 Late Dog Fees \$20, 2 Building Permits \$80, 1 Certificate of Occupancy Search \$15, 2 Environmental Conservation Fishing Licenses \$2.76, 48 Dog Licenses for \$342, 1 Junkyard Permit \$50, 16 Certified Copies \$160, 19 Photo Copies for \$4.75. Total State, County & Local Revenues \$788.75, NYS Agriculture and Markets for Spay/Neuter Program \$67, NYS Environmental Conservation \$47.24, Total to Supervisor Dellisanti \$674.51.

**APPROVAL OF MINUTES**

The February 9, 2015 Town Board Regular Meeting submitted by Town Clerk Finke, Supervisor Dellisanti moved and was seconded by Councilwoman VanEtten. The adoption of the foregoing Motion was duly put to a vote and the vote was as follows:

AYES: Dellisanti, Ruso, Benway

NAYS:

ABSTAIN: Benway

ABSENT: Norris

***Tax Collector***

No Report

***Historian***

Corresponded with a town resident on the history of the New Baltimore Planning Board. The young man is a graduate student studying the history of planning in the mid-twentieth century America. Gave my barn slide show to an audience of about 60 at the Saugerties Public Library on January 7. Interviewed and collected oral history from Charlotte VanSlyke. The 2 1/2 hours went very quickly. She is gracious and tried to answer all of my questions. Her maternal grandparents ran the hotel in the hamlet and her great uncle ran Wheat's store. Drove around the town and took a roll of film in preparation for my slide show on February 15. Corresponded with a descendent of James Rosekrans, who worked in the VanBergen mill at the south end of town in the 1950s.

**Councilman Ruso** continued if I may add, Ted will have a report for February which will indicate his presentation that was here on the 15th of February. It went very well; I think I counted 22 people that were in attendance and it was very interesting.

***Agriculture***

The Committee met on February 13 at the Kriel Farm, eight people were in attendance and we discussed the hops blight, a 2050 possible drought, solar farms, methane gas, anaerobic digesters, and different beef projects.

**TOWN OF NEW BALTIMORE  
COUNTY OF GREENE  
TOWN BOARD WORK MEETING  
February 23, 2015 – Page 2**

**Draft 3/3/15  
Adopted 3/9/15**

**Councilwoman VanEtten** asked what was the first one, hops?

**Councilwoman Benway** answered I guess there is a blight going on with hops.

**Councilwoman VanEtten** replied I didn't know that.

**Councilwoman Benway** noted I did not know that either.

**Rob VanEtten** added passing gas.

**Councilwoman Benway** explained I just said the methane gas.

### ***Ag Fest***

We are trying to pin down our entertainment and start planning early in the year and we have to get everything finalized. We could use more help if anyone wants to volunteer. Big Top gave us their estimate on tents which was within \$50 of what it has been. Basically we are still planning.

### ***Animal Control***

I have traveled 253 miles this month, 9 dog complaints, and 4 livestock in the cold complaints

### ***Assessment***

Exemption Renewals. Exemption renewals are continuing to arrive. This has been difficult year weather wise for many of our seniors to get out and about. March 1st is the deadline for all renewals. Because the first falls on Sunday this year, the deadline for returns is extended to March 2nd. Data Collection. The weather has also hampered the data collection. But with the CEO working closely with the assessor's office, we are able to stay on top of changes that effect assessed values throughout the year.

### ***Audit and Control***

We have some reports that are due for 2014 -- the Supervisor, Town Clerk, and Town Courts are due in March after the end of the month. So I am looking forward to seeing those.

### ***Buildings & Grounds/Recycling***

We did have a change in staff at the Recycling Center, our new person came on board during the month. There were a number of days where we did not have anyone in attendance, we did run on Saturdays; we did not run on Wednesdays. But we are up and running both days of the week and I know there is income already for the month of February, but that will be in next month's report.

Summarization of Building Inspector/Code Enforcement Officer activities for January, 2015, is as follows: Building Inspections 14, Building Permits Issued 2, Certificates of Compliance Issued 3, Compliance Order 1, General Complaints 3, New Building Permit Applications Received 2. Application Fees for January, 2015 \$80.00, Total Fees for Year to Date \$80.00, Total Fees Dec. 2014 – Jan, 2015: \$889.50

### ***Greene County EMS***

There were a total of 4 calls for the month of January and a total of 67 calls for all of 2014. The end of the year balance for 2015 is projected at \$180,000.

### ***Fire, EMS & Law Enforcement***

The Radio Tower Lease status, I received an email from Jim Fischer from Albany Communications on February 18 and he informed me that he spoke to Joe Warren from State Telephone and that our Town Attorney is in the process of writing an agreement to cover the right of way across the property to the Tower. Negotiations are ongoing. We are hoping to be

**TOWN OF NEW BALTIMORE  
COUNTY OF GREENE  
TOWN BOARD WORK MEETING  
February 23, 2015 – Page 3**

**Draft 3/3/15  
Adopted 3/9/15**

able to plow that particular area so there will be no fee to the Town of New Baltimore or the Fire Department for the radio tower. We received a fee of \$150 a month which we never had before in the last 25 years that I can go back so we are negotiating with this new owner/vendor.

**Ellie Alfeld** said could I ask where this tower is located?

**Councilman Ruso, Supervisor Dellisanti, and Councilwoman Benway** answered School Hill Road.

**Councilman Ruso** asked was that also going to eliminate the cost to the New Baltimore Fire Department as well?

**Supervisor Dellisanti** responded yes.

**Councilman Ruso** agreed it saves them \$150 as well.

### ***Greene County Planning Board***

Councilwoman VanEtten announced there was no quorum again this month.

### ***Grants/Promotions/Economic Development***

No report

### ***Highway***

Replaced exhaust on 1985 Oshkosh plow truck. Replaced front wing cable on 1985 Oshkosh. Repaired broken wire on sander control on 2011 International. Saturday, January 11 called all in at 6 AM for snow, plowed and sanded all roads. Checked over all plow trucks for the next storm. Cleared ice from storm drain by Thruway tunnel on New Baltimore Road. Tuesday, January 27 snow, plowed and sanded all roads. Replaced rear wing cable on 1985 Oshkosh. Wednesday, January 28 snow, plowed all roads. 2013 International truck broke down, had to have it towed to Ben Funk for repair, covered under warranty. Repaired broken seat on 1980 Oshkosh plow truck. Greased all trucks and loader. Friday, January 30 snow, plowed and sanded all roads as needed. Monday, February 2 more snow, plowed and sanded all roads 5 times. Replaced broken u-joint on 1993 International. Tuesday, February 3 got 2013 International back from Ben Funk. Cleaned snow from bridges with backhoe. Replaced two speed switch on 1980 Oshkosh plow truck. Saturday, February 7 called all in at 6 PM for snow, plowed and sanded all roads. Sunday, February 8 called all in at 4 AM, plowed and sanded all roads. Monday, February 9 called all in at 5 AM to plow and sand all roads. Tuesday, February 10 called all in at 4 AM, plowed and sanded all roads before school opened. Mixed sand and salt and put in shed. Adjusted clutch on 1980 Oshkosh. Got 2 more propane tanks filled for Recycle shed. Thursday, February 12 snow in afternoon, plowed and sanded all roads, about 2" of snow. Saturday, February 14 called all in at 7 PM for snow, plowed and sanded all roads. Sunday, February 15 called all in at 4 AM to plow and sand all roads. Took loader to South Ridge Road to move huge snow drifts. Had Callanan haul in washed screenings to mix with salt for sanding roads. Started removing fuel injection pump from 1980 Oshkosh plow truck to send out for rebuild; this truck is out of service until further notice. Wednesday, February 18 delivered CHIPS paperwork to DOT for last CHIPS payment for 2014.

### ***Insurance***

No report

### ***Memorial***

No report

### ***Personnel***

**Councilman Ruso** made mention of the fact that we, it was decided in a meeting in January, for the hire of Kevin Pacuk. He is on board, all forms and paperwork are accomplished, and that is the most recent opening of any position we have had in the Town.

***Planning Board/Zoning Board of Appeals***

The Planning Board met on February 12, 2015, with the following business transacted: Completed the Lynch/O’Keefe Minor Subdivision Application Public Hearing, Completed the Paul Schiller and Patricia Schiller Minor Subdivision Application #3 Public Hearing. In the Regular Monthly Meeting that followed: Approved the Lynch/O’Keefe Minor Subdivision Application for a two-lot subdivision of property located on Deans Mill Road, Approved the Paul Schiller and Patricia Schiller Minor Subdivision Application #1 for a two-lot subdivision of property located on e/s Route 9W n/s Route 144, Approved the Paul Schiller and Patricia Schiller Minor Subdivision Application #2 for a two-lot subdivision of property located on e/s Route 9W, n/s Route 144, Approved the Paul Schiller and Patricia Schiller Minor Subdivision Application #3 for a two-lot subdivision of property located on e/s Route 9W, n/s Route 144, Continued discussion with new property owners in Town whose desired plans for their property are currently restricted by a Planning Board approval condition of some years ago. Discussion was recessed until the March meeting to obtain opinion from the Town’s attorney. Received Minor Subdivision Application from Richard Pacuk for a two-lot subdivision of his property located on Route 51. Required Public Hearing has been scheduled for 7 PM, April 9, 2015. Held preliminary discussion with Town residents regarding her plans for a minor subdivision of her property.

The Zoning Board of Appeals met on February 4, 2015, and heard the Area Variance Application presented by Attorney Michael Biscone on behalf of his client William Brandt for a building that will exceed the Town’s maximum 35-foot height by roughly four feet to accommodate engineering roof standards for snow load here in the Northeast. The proposed building will be located at 12154 Route 9W and will house an assisted living facility. Required Public Hearing on the Application is scheduled for 7:30 PM on March 4, 2015.

***Seniors and Veterans***

The Seniors haven't met, they're going to meet next month. The Veterans did meet and we discussed what to do this year, we are good on funds. We discussed having the ceremony on Flag Day which is June 14, here at Town Hall.

***Technology/Website***

Supervisor Dellisanti reported we are going to be getting our new computer tomorrow. Marjorie already has hers and I will get mine tomorrow. I would like to thank the Board for approving that because I will be able to type in the next couple of days.

***Town Courts Liaison***

No Report

***Wastewater Treatment***

No Report

***Youth, Parks and Recreation***

No Report

**Supervisor Dellisanti** introduced Patrick Manning from Manning Consultants.

**Patrick Manning** began thanks for having me. I assure you that the Town Hall is the warmest place in New Baltimore right now. Happy New Year, I haven't seen you since last year; thanks for having me again. I asked if I could present an update on the solar end and also give you an update on the electric end and talk options. For those who did not see me last year, I am Patrick Manning and I am a representative of the Viridian/SolarCity partnership, providing green electric and natural gas options and also solar through our exclusive partnership with SolarCity. My team focuses both on residential and commercial and I focus more on the large commercial and municipalities in seeing ways we can help in regards to electric costs. Since we last met, a few different changes have happened on the solar end and I thought we should talk about that first. As you remember I came bringing good news at least on the County end at that moment that Greene County had put together a deal with our partnership and the Town of Cairo in order to

**TOWN OF NEW BALTIMORE  
COUNTY OF GREENE  
TOWN BOARD WORK MEETING  
February 23, 2015 – Page 5**

**Draft 3/3/15  
Adopted 3/9/15**

build a 20 acre solar farm if you will to deal with up to 80 percent of the solar needs for the governmental buildings in Greene County, saving them conservatively over \$4.2 million over the next 20 years. I am here to report that that has passed, has been signed and the work is now proceeding with Central Hudson in order for that farm to be built in the third quarter of this year and be switched on in the fourth quarter of this year, savings in the immediate six figures in savings. I had to come to say that we were looking to find options for both large and small towns within Greene County to find ways to provide that kind of savings also to you. We were thinking, however, because most of the time there is not a good value proposition for smaller communities such as New Baltimore to do projects themselves, maybe more so the solar companies, the economies of scale are not there where they can make a value proposition that is attractive for them and for the Town because of several points from risk management issues to electrician costs for building the projects to actually having a risk manager just standing there I guess making sure nobody falls and gets electrocuted. All those are costs that are baked in. So we were trying to figure out a way to aggregate or put a few towns together on another piece of property that we had looked at in order to have their own little solar farm and then everyone benefits from that and economies of scale makes sense bringing you up to speed. Since then a couple changes. One we saw that the parcel of property that we were looking at did not make sense for solar in that fashion. Also the Public Service Commission (PSC) started making some rulings on solar itself on what's called remote net metering which is what we were talking about or a project somewhere that would provide credits to multiple properties, that is taking energy, having meters on your building or near your building for specifically that building it's called behind the meter, but this remote net metering or virtual net metering was something that was really gaining popularity and the PSC decided because of a couple reasons, one being that there were speculators out there who were trying to buy large pieces of property and put multiple projects on it and showing to the utility the potential megawatts of electric that maybe the utility wasn't ready to take at that time, among other changes the PSC said listen one parcel of property one project and also we are not sure about this aggregation so we are going to stick with that right now. There was also an issue about credits, how credits were managed and that directly dealt with how much money that a solar company would get in order then to give that discount to the town to make it very attractive to go solar. That was being changed up considerably as well. So what in some cases projects that we were looking at six figures in savings over 20 years, we are looking at five figures in savings over 20 years. Still tens of thousands of dollars in savings, but just a little change in the way the numbers were going to work made a large difference. There is a bunch of reasons they did that, but the bottom line is the PSC did that and said this is where we are going. At the same time because of this one project one parcel consideration by the PSC, it was a ruling by the PSC, I talked to SolarCity and I said listen we have all these towns who are really interested, can we do something where if we get two or three towns at one time that everybody can benefit. If we could get one property that is 10-20 miles away from each other, Cairo being one of the towns that really would like a project and SolarCity agreed that seemed more than fair and we will work it all out and we can do it the same time as we are doing the County project, we have already hired certain people and it would make sense. Believe it or not the PSC now on Friday will be making a ruling that might pull back on some of this idea of one parcel one project, but that might happen in the next couple months that they might talk about that. I think they felt a little pushback why are you doing that, there is some good to aggregating, but whether that happens or not is in the future. But one thing on Friday everyone believes is the PSC is going to make a ruling that they are going to grandfather for a period of time the old way of doing things so that tens of thousands of savings or thousands of savings per year will be back to what we were seeing before. For projects that we were already discussing, already working on, might get the final stages, whatever the case may be, there would be enough time to get people in contracts to get them the larger savings. The savings in Greene County could have potentially been half of that if we didn't get that contract signed. So it is really an economic shot so I think they are pulling back on that and they want this to grow. I am going to hand out to you a copy of the Cairo proposal. This is the post-PSC proposal and in fact I have presented to the Town and we have decided to hold at that time it was for a couple weeks because we didn't know it was going to be this Friday meeting and ruling. In essence wait until this meeting whenever it was going to happen, now we know it was Friday, to find out if we can grandfather in and that will actually change those numbers. These are post-PSC numbers and as you can see, there are six figures in savings over 20 years, but the thousands of savings per year could be much larger. Central Hudson is a different animal than let's say National Grid, who is far more expensive that Central Hudson is in regard to the cost of supply. So where we can see maybe larger and larger savings in other utilities, Central Hudson is at least somewhat manageable in regard to also their delivery cost so there is not a major change. But if I can save

**TOWN OF NEW BALTIMORE  
COUNTY OF GREENE  
TOWN BOARD WORK MEETING  
February 23, 2015 – Page 6**

**Draft 3/3/15  
Adopted 3/9/15**

\$5,000 or \$10,000, or \$15,000 a year for a small community, that is 15,000 reasons to do it especially if it costs nothing to do from the installation to the panels themselves to the maintenance over 20 years, you have nothing to do with that. If something happened to it, it is SolarCity's issue, not your issue. I would ask for this, I wanted you to have it so you had at least something so when a proposal came to the Town, you could at least look at what you would be expecting to see. A multi-page proposal, a proposal made by one of our project managers would be standing up here in the final piece presenting to you in like a power point presentation. The gentleman's name will be Ian Diamond, he is a project manager who is doing many projects in Greene County. Ian will be the one that is spot-on, he is setting up the County project. What I would ask for is if the interest is still there, we wait until Friday to see what this ruling is, one way or another there is still a value to go with solar, but then we would be able to do numbers for the Town. I know the Supervisor is getting some financials that we needed and we could not access for some reason that you have access to that allows us then to do the work that we have to do, they already have the Central Hudson numbers for the Town and usage and history, and they will put together some preliminary numbers similar to this proposal and then what we would do is the Supervisor, and I'm not being presumptuous, I'm just saying the way it would work, would say I would like to sign a letter of intent for you to do more work to really narrow down exactly the site, what the cost would be and then they start working with Central Hudson to find out if there are any added cost that we have for this site. The site we picked, maybe if that site is not working we will look at another site in the Town, but all this work starts to happen at no cost to the Town, but at least there is a desire to know there is intent that you would like to pursue solar in some fashion. Then a contract would be put together and you do what you do best and work that through with Mr. Diamond. What I am saying it I think it is prudent for us to wait and see what happens this week and then move forward with a proposal very quickly because if we are able to grandfather these things in, there will be substantial additional savings and we would want to move to piggyback with the County.

**Supervisor Dellisanti** asked the last time you were here, you spoke about a parcel of land I think it was in Catskill I'm not sure where you were planning on putting in the remote solar panels for different towns that could sign onto that location. Is that still part of the project?

**Patrick Manning** answered no. The Catskill site was looked at and it didn't make sense and at the same time the PSC was saying you can't do that. So that doesn't mean there could be another site that we all jump together as this moves on the proposal that we would put forward would be based on pricing for a certain site, but while we are looking for that site, I know we have discussed one in particular, as we are looking for a site something might happen again where another town says I have a little extra land and the PSC says it is okay to do that but you have to keep it smaller than these big sites. Something might happen, it is moving in that fashion where a little bit comes out through the PSC. They are trying to make major changes on a bunch of different things in the energy arena in New York, so in the end we could go back to something where maybe two or three towns are sharing a site or you might have your own site on your own piece of property.

**Supervisor Dellisanti** inquired if we did the sharing for two or three towns, say Coxsackie, Coeymans, and us, would we benefit more from having the site on our location?

**Patrick Manning** responded no.

**Supervisor Dellisanti** observed it would all be divided equally.

**Patrick Manning** replied correct. You would have your own meters. The PSC is talking about potentially allowing where instead of having your own set of panels right next to the other set of panels, they could all be one and it could be apportioned out based on what is generated. There is a whole bunch of things they are talking about, we would only do something that would make more financial sense for you. If there is something new and exciting that comes up that can save you more money, we can go that route. It is about finding ways to cut costs and doing projects at the same time, projects close together, it is more cost effective for smaller projects.

**Councilman Ruso** added so you are potentially looking for a parcel of land and it may very well be in our Town. Now would it be purchased by someone, SolarCity?

**Patrick Manning** explained usually the Town will find a piece of property that they already own, they don't have a use for or it is not going to disrupt the use that they have, working with

**TOWN OF NEW BALTIMORE  
COUNTY OF GREENE  
TOWN BOARD WORK MEETING  
February 23, 2015 – Page 7**

**Draft 3/3/15  
Adopted 3/9/15**

presently and it would just then be on their property. Not speaking for Cairo, but just having discussions with them, they had open discussions in front of their Town, there have been discussions of we would love to help the School District there. They don't have any property, but Cairo has some property, they have the quarry where they are looking, you can see the site in that proposal. They could expand a little bit more and add a little bit for the school district, maybe it would help if we could help another Town. There would be enough room for maybe another Town, we didn't think there would be enough room on that site. To use as an example, Coeymans is a Viridian customer now and they are also going to be getting a solar proposal, maybe something together between the two Towns would make sense. They are starting conversation I believe with one of my colleagues with Ravena. So there might be the opportunity for us to work together. It has been brought up in a couple Towns that they would really like to help work together because then that is part of your putting together with the state shared...

**Councilman Ruso and Councilwoman Benway** noted shared services.

**Patrick Manning** observed this is the way to use that.

**Councilman Ruso** asked are there any infrastructure needs for whatever site that is chosen such as three-phase electric?

**Patrick Manning** answered three-phase is going to be important having it close enough so there is not major cost in trenching from the panels themselves to the pole that would take the power. There is a whole host of different things like the Cairo site they have, actually we were costing out trenching and having the electric lines underground and they actually have the poles to where the site is going to be. We can put the electric right to the poles and we can use the poles and that is fine and saves money. There is really not a lot, it has to be level enough ground, land has to be cleared and that's a cost, but most of the time we are just looking for some scrub land where it wouldn't be attractive for anything else other than passive recreation or something like this. We shy away from landfills or something like that.

**Councilman Ruso** pointed out we don't have any of those.

**Patrick Manning** continued part two quickly is the Viridian portion. When the meter is spinning backwards, you are still going to be on the grid using electric whether it's green or not, we are the affordable green alternative. Also something we can do while we wait for this and any of your purchases over and above whatever we can get for you on the solar end that would be substantially discounted because you would be making it close to home, would be the use to Viridian as your energy supplier. Folks now work with Central Hudson as a supplier and I know we have discussed about the variable rate going up and down the last time we were together. I had offered a three year fixed rate at 9.99 cents with a price guarantee on the back end over that period of time, you would never spend more than you would have with Central Hudson or we would give you back every cent plus an extra 10 percent. It is now down to 9.29 and Central Hudson is now in the teens, I believe it is 10.496 plus their add-ons and that is for this month. So right now we can save money you money plus we have the price guarantee, the guarantees that we would save you money no matter where Central Hudson is. But we have gone down a little bit, I don't see us going down any further, that just seems to be an anomaly. Central Hudson is doing this right now. I'd ask if you would consider Viridian Energy as you energy supplier, it is 75% green and more affordable than the Central Hudson alternative. Central Hudson says on their own website whoever you pay, at least consider choosing a fixed rate which gets you price stability and piece of mind over a period of time.

**Supervisor Dellisanti** clarified just on the electric portion, we would still have the delivery charge from Central Hudson, is that correct?

**Patrick Manning** agreed you would have it on the Viridian side, on the SolarCity side you would still have delivery because it is remote net metering. Sometimes when they are on the building, you can cut also the delivery. What you will definitely see on your bills, there is usually a line that says MSC. That's just the standard purchasing from the pool of energy that is out there. And then there are other lines that are called add-ons that add on an additional cost usually add another 1/2 penny to a 1 penny. Using Viridian, all that goes away. It is still on the same bill; there is not dual bills. It is just changing your supplier and being part of the solution.

**TOWN OF NEW BALTIMORE  
COUNTY OF GREENE  
TOWN BOARD WORK MEETING  
February 23, 2015 – Page 8**

**Draft 3/3/15  
Adopted 3/9/15**

**Supervisor Dellisanti** inquired did you happen to do an analysis from the numbers that we had given you?

**Patrick Manning** responded yes, the last time I was here I gave you a memo. That memo was from December looking at a snapshot of your bills over a two month period.

**Councilman Ruso** asked how big of a parcel are you looking to have?

**Patrick Manning** observed I am going to guesstimate probably like an acre of land or less, nothing big. It is probably about five acres per megawatt so where the County is about 20 acres, it is going to be something to see, about 18,000 panels. Something like yours would be similar to that front picture, but smaller.

**Kevin Kemnah** said I don't know if it's you or this gentleman, but on the SolarCity part, how will it work when we have the Town Hall, the Highway Garage, the Sewage Treatment Plant, and Lighting District? Would that all be incorporated in one, would that cover it all?

**Patrick Manning** explained it would cover it all because being remote net metering that's why it is so popular because you can take in everything from streetlights and the like and take power from different buildings that might not have the room to have panels or maybe the roof on an historic building, you generate a bunch of energy and whatever you use you are credited. So you are able to take in a lot more. Tomorrow I am in the City of Gloversville, some of their biggest costs are street lighting and traffic lights and we are going to be able to do 97% of their energy through solar.

**Councilman Ruso** observed I think we will have to talk to Tal to see how we have to separate that out.

**Patrick Manning** continued whatever meters you have now, I am looking at 7 meters that I received to do a snapshot. This was back from last year's meters, some of them I was able to do two months, some I had enough for three months, one I had for only one month, but during that period of time, although this was just a snapshot of some of the Town's bills, the savings at that time for the three- month period for only some of them was \$4,051.73 in three months.

**Supervisor Dellisanti** agreed that is a lot.

**Patrick Manning** described the way you really save with Viridian is with the idea of fixed versus variable and when variable gets bad, it gets really bad. So for some of those savings when you could be a penny less than Central Hudson's default supplier can be a penny less than us, well when they are seven cents higher than us is when everyone thanks God that they have us, but we give that price guarantee at the end to just give that final piece of mind where you don't have to say are we making a little, losing a little. In the end we look at both bills and say you paid a cent more, you are going to get the cent back plus 1/10 cent. We are going to do that because we believe buying smart the way we are doing is going to always win out. But during that period for just some of the bills was \$4,000. I can send that to you again Supervisor.

**Supervisor Dellisanti** remarked that would be great.

**Councilman Ruso** questioned if the project is in New Baltimore, would we be the ones to invite other government agencies to take part or would that be something...I'm sure we would have to invite them if it was on our property.

**Patrick Manning** explained the way that would work is if you had someone on your property it would be the idea that you would offer them a lease payment, just charging them a few dollars -- \$10 or \$100 -- a year between you two in order to invite them on. Because they either have to own the property or they have to have a long term lease, so it would be a 20 year lease for a piece of property. I am working with others, I know Cairo Councilman Ostrander wants to talk to other communities, so he is starting to talk to other communities, not on behalf of me, but on behalf of we have to do this we can all save, so there is a lot of activity going on up there.

**Supervisor Dellisanti** suggested can you give us two written proposals, one for Viridian, the electric, and one for the solar so I can get it to the Attorney for the Town. I think you should wait until Friday after you get your PSC acknowledgement.

**TOWN OF NEW BALTIMORE  
COUNTY OF GREENE  
TOWN BOARD WORK MEETING  
February 23, 2015 – Page 9**

**Draft 3/3/15  
Adopted 3/9/15**

**Patrick Manning** replied absolutely, that one we are going to wait. The Viridian one, after Saturday will be the new March rates and after this cold...

**Supervisor Dellisanti** agreed it will be a little different, I understand. It still is going to be better than where we go right now.

**Patrick Manning** said yes, I will make a proposal.

**Ellie Alfeld** stated I have a couple of questions. First of all SolarCity, is this an American company?

**Patrick Manning** answered SolarCity is an American company yes; based out of Nevada.

**Ellie Alfeld** asked and what about Viridian?

**Patrick Manning** responded Viridian is based out of Connecticut, yes.

**Ellie Alfeld** continued their bases, but I am asking are they American companies?

**Patrick Manning** added they are both American companies.

**Ellie Alfeld** said the last question I have and I have been trying to rack my brain for remembrance. The *Times Union* had an article in their paper within probably the last three weeks concerning solar power and how there is going to be quite a bit of a negative to it based on the government's coming in and regulating it. Do you know anything about that?

**Patrick Manning** answered no, that might be an article having to do with PSC changes, but it is less on regulating us and more about the management of this whole new, the power that is coming into the grid and making sure similar to what I was saying that all this power doesn't come so quickly that it overwhelms utilities.

**Ellie Alfeld** continued and you said I believe to Jeff that we are talking about approximately one acre is all the land that we would need to have to supply New Baltimore and the capacity to invite others into that same location. Is that correct?

**Patrick Manning** responded no, two separate things. One, I am guessing based on the size of the usage that New Baltimore has and the sizes of other projects and the usage they have, that we probably need about an acre or less, it could be 1.1 acre or it could be less, so I am guessing it will all be engineered out to figure out exactly what the size is. If there were other communities with more usage coming in, we just expand by that amount of usage.

**Ellie Alfeld** added so in other words if we were to invite and get acceptance from the Town of Coeymans and Town of Cossackie, we would then have to expand the one acre and then we also set up a leasing agreement with the individual Towns?

**Patrick Manning** noted if that even happened.

**Ellie Alfeld** inquired so that would be similar in effect what we do with our water supply from Coeymans?

**Patrick Manning** clarified those are issues of infrastructure, costs and everything else and the sharing of something like that. In this case it would just be the lease of the land and each community would have their own separate agreement with SolarCity for the panels themselves.

**Ellie Alfeld** noted agreement with SolarCity not with the Town of New Baltimore.

**Patrick Manning** explained it would just be a lease. In essence, they were leasing some land over in New Baltimore here it is, is that okay, yes it is.

**Pat Linger** asked what are the wattage ratings on the panels that get used on these farms?

**TOWN OF NEW BALTIMORE  
COUNTY OF GREENE  
TOWN BOARD WORK MEETING  
February 23, 2015 – Page 10**

**Draft 3/3/15  
Adopted 3/9/15**

**Patrick Manning** answered I don't know offhand, I can get you that information and it might be in that proposal if I can read it. Slide 12. It says kw and bc, but that is for the whole array. I can easily find out and get to the Supervisor and give you exactly what the panel would be.

**Supervisor Dellisanti** stated thank you Pat. This is something that we have been talking about for awhile and I think you have many solutions here that will not only help us but help other communities as well. I hope that other situation where the Catskill-type project is going to come to fruition, but if not we will come up with something.

**Patrick Manning** suggested I will keep pursuing it knowing this where you would like to go as well as a first choice, keep looking for land.

**Supervisor Dellisanti** said thank you very much.

**Patrick Manning** added stay warm.

**Councilman Ruso** observed I just worry about how much three-phase we actually have in Town. I know it is very limited to I think it's mostly along 9W up until about the truck stop.

**Councilwoman VanEtten** pointed out the north end and the south end.

**Ellie Alfeld** noted brick plant too I think.

**Supervisor Dellisanti** described coming the other way to the brick plant.

**Councilman Ruso** thought coming from Coeymans, I just don't know where such a place would be found without limitations.

**Councilwoman VanEtten** stated that we own.

**Rob VanEtten** commented we have a brand new power line there whether we want it or not 10 years ago and it's is all three-phase isn't it? That was Central Hudson heavy line put over through the farm to Westerlo.

**Councilman Ruso** asked the power line that is right up here by District 2 park?

**Councilwoman VanEtten** responded no, by us.

**Rob VanEtten** explained the one that went through our property and then over...

**Ellie Alfeld** noted across Deans Mill Road.

**Councilman Ruso** agreed yes, the same thing that comes across over by the Highway Garage.

**Rob VanEtten** asked does it intersect there? It goes down to the substation here in New Baltimore, from there it goes to Westerlo through Town.

**Supervisor Dellisanti** concluded we have to do more investigating.

**Councilwoman VanEtten** agreed yes we do.

***Public Comment Period/Community Events***

**Ellie Alfeld** asked where is the junkyard? When Barb read her report...

**Town Clerk Finke** answered that was a six-month license for J.B. that we did at the last meeting.

**Supervisor Dellisanti** said I think you were aware of that six-month...

**Ellie Alfeld** agreed I knew it was J.B. but I didn't know if that was the same one and I wanted to make sure it was the same one.

**TOWN OF NEW BALTIMORE  
COUNTY OF GREENE  
TOWN BOARD WORK MEETING  
February 23, 2015 – Page 11**

**Draft 3/3/15  
Adopted 3/9/15**

**Councilwoman Benway** added you wanted to make sure it was not another.

**Ellie Alfeld** noted I know we can't. Technically we are not supposed to.

- February 25, 2015 Comprehensive Plan Meeting at 7 PM
- March 4, 2015 Zoning Board of Appeals Meeting at 7:30 PM
- March 9, 2015 Town Board Regular Meeting at 7 PM
- March 12, 2015 Planning Board Meeting at 7 PM

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

**RESOLUTION 60-2015  
FEBRUARY 23, 2015**

**RESOLUTION TO AUTHORIZE SUPERVISOR TO PAY AUDITED CLAIMS**

*WHEREAS* the Town Clerk has presented claims to the Town Board for audit and review, and

*WHEREAS* the Town Board has audited claims 2015b-02-01 to 2015b-02-26, it is

*REVOLVED* that the Supervisor is hereby authorized to pay claims 2015b-02-01 to 2015b-02-26

*BE IT FURTHER RESOLVED* that the Town Clerk will prepare an abstract and hold it for public review until March 31, 2015.

Motion by Supervisor Dellisanti seconded by Councilwoman Benway

AYES: Dellisanti, Ruso, Benway, VanEtten

NAYS:

ABSTAIN:

ABSENT: Norris

General \$2,283.69, Highway \$10,740.20, Sewer 1 \$19,355.99, Sewer 2 \$285.27, Total \$32,665.15

**Ellie Alfeld** asked to make one question to the Board. Has anybody heard any more about the pipeline, the oil pipeline?

Many responded no.

**Ellie Alfeld** continued well I would inform the Board there is a gentleman that is talking to property owners along with what they anticipate to be the right of way.

**Councilman Ruso** asked where is it, by your house?

**Ellie Alfeld** answered no, it's along the Thruway, but it is going to impact the people that border the Thruway.

On a motion by Councilwoman Benway seconded by Councilwoman VanEtten the meeting was adjourned at 7:53 PM.

AYES: Dellisanti, Ruso, Benway, VanEtten

NAYS:

ABSTAIN:

ABSENT: Norris

Respectfully Submitted,

Barbara M. Finke  
Town Clerk