

# DRAFT

**COUNTY OF GREENE  
TOWN OF NEW BALTIMORE  
SPECIAL MEETING REGARDING SALE OF PORTION OF JOSEPH A. WYCHE  
DISTRICT 1 PARK, 214 NEW BALTIMORE ROAD  
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**OPENING OF MEETING WITH REGARD TO SELLING A PORTION OF JOSEPH A. WYCHE DISTRICT 1 PARK, 214 NEW BALTIMORE ROAD**

Supervisor O'Rorke called the meeting to order at 6:30 pm and the Pledge of Allegiance was said. Also attending: New York State Senator Cecilia Tkaczyk, Councilwomen Benway and Finke, Councilman Norris, Attorney for the Town Wukitsch, Highway Superintendent Jordan, Town Clerk Brooks, and 26 members of the public who signed the attendance sheet.  
Absent: Councilman Meredith.

Supervisor reviewed that this meeting is informational only; Town Board has been discussing for about a year, parks committee chair Councilman Meredith has been unable to join the Board for many months, Councilwoman Benway has looked at costs of keeping park. Silver Lake/District 3 Park has deed restriction. A year ago, Councilman Meredith and Supervisor met with a real estate broker; some legislation must be passed at state level and she contacted NYS Assemblyman Peter Lopez's office a couple of times. Without response, reached out to NYS Senator Cecilia Tkaczyk who provided that it is a lengthy process to go thru. The Town has Silver Lake/District 3 Park 6.77 acres, Cornell Park/Sewer District #1 Pump Station .5 acre, Joseph A Wyche/District 1 Park 22 acres, Cecil C. Hallock/District 2 Park 5.9 acres, and 8 acres in the Hannacroix Preserve; a little over 43 acres total. For recreation in the Town, Open Space Institute has 119 acres in the hamlet, Scenic Hudson has 76 acres, NYSDEC owns two lots, one below the Preserve, 140 acres, for a total of 379 acres of public recreational space, and not all controlled by the Town. NYSDEC is not in private hands and not subject to development. This conversation relates to the 22 acres of Joseph A. Wyche/District 1 Park in the Sewer District No. 1. The down side of this park is that it is very wet, needs drainage work, various stories and rumors as to why, previously a mushroom farm, difficult to mow, and needs a dry summer in order to mow. The Farmers' Market, originally in that park, moved to Hallock to get away from wet and mosquitos. Silver Lake has a deed restriction. This is informational meeting only, no decision to be made. If Town Board decides to sell part of Joseph A Wyche, Senator Tkaczyk's help is needed for legislation needed at state level.

Supervisor asked would it be necessary to have a buyer in place? Or is the legislation done prior to finding a buyer?

Senator Tkaczyk said that she would work with NYS Assemblyman Lopez; the legislation would have to go thru the committee process, timing is critical, not sure whether buyer would have to be in line, legislature is only in session from September to June, and it takes time to get thru process. This would have to go through Environmental Conservation Committee. If the Town's plan is to dispose during current year, now is the time, and to know what is needed at the onset. Sooner we know, the better; it can be difficult to get things moved. Let her know, she will ask counsel in her office to put together language.

Supervisor said there is no intent to sell the entire park, but rather to reduce park to two acres, replace playground equipment and do something about drainage. This park abuts the Shiloh Retreat which was sold. Its buyers expressed interest in putting in a veterans' project with agriculture focus and housing for vets and families, and to have Town easement to connect to Preserve.

Kevin Kemnah said Town has no place to dump brush and leaves, compost; could this be a place?

Rich Guthrie said possibility of a dog park, like in Athens, many conversations about dogs, seems an appropriate place to put this.

Mike Kerrigan asked isn't Shiloh about 100 acres?

Supervisor said recreation focus and to enlarge access into their property and off Tower Road.

Mike Kerrigan said he lives on Tower Road and his property abuts that property. Does that mean an access road thru the park?

Supervisor said this is all hypothetical. They may not be interested. It is something to have discussion about.

Jeff Ruso recollects alienation of town-owned real estate, subject to permissive referendum.

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Supervisor said it may, it requires act of state legislature.  
Senator said the Town Board would have to pass resolution.  
Supervisor saw the target for state legislature to act and wanted to address that.  
Attorney Wukitsch said there are many legal hurdles.  
Councilwoman Benway said funds would be nice for spending on park equipment.  
Rich Guthrie asked that future discussions of this idea happen with same transparency.  
Senator Tkaczyk will ask her counsel to write a detailed memo outlining process.  
Supervisor thanked everyone for coming and participating.

To provide a break before the Town Board Regular Meeting at 7 pm, the meeting was ended at 6:52 pm.

Respectfully submitted,

Janet A. Brooks  
Town Clerk