

April 12<sup>th</sup>, 2018

The regular meeting of the Town Board was held on Thursday April 12<sup>th</sup>, 2018 with the following members present: Daniel Pemrick, Supervisor; Daniel Cochran, MaryAnn Johnson, Rick Capasso and Kevin Veitch, Councilmen. Also present were Walter Barss, Superintendent of Highways; Duane Wright, Deputy Superintendent of Highways; Mark Schachner, Town Counsel and approx. 36 residents.

At 7:00 PM the meeting was called to order by Supervisor Pemrick with the pledge to the flag.

At 7:01PM the Board opened as a Board of Health.

BOARD OF HEALTH- UNSAFE BUILDINGS - Supervisor Pemrick states that we have reports that show these two buildings have gone over the 90 days. The first on the agenda is 188 Bockes Road, Tax Map # 137.-2-22. Johnson, C. states she believes that they have been sent notice they had until April 1<sup>st</sup>. Supervisor Pemrick asked Highway Superintendent Barss if he can schedule this for removal. Supervisor Pemrick states that the cost is sent to the County and it is added to their taxes. The second building is 151 Bockes Road. They are at the 90 day limit. Town Clerk will send notice of unsafe building to the owner stating that the building will be removed and all expenses incurred will be added to their Town and County property taxes.

**RESOLUTION # 60- Notice of Demolition**

Motion: Capasso, C.

Seconded: Johnson, C.

**RESOLVED**, That the owner(s) of 188 Bockes Rd, Tax Map# 137.-2-22 and 151 Bockes Rd. Tax Map # 138.-1-83 be notified that if the property is not cleaned up by May 1<sup>st</sup>, 2018 the Highway Department will take action to demolish the building(s) and remove all garbage and debris, and

**FURTHER RESOLVED**, That all costs incurred by the Town will be assessed against the property and a special proceeding will be initiated to collect those costs, including legal expenses.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

On a motion by Cochran, C. and seconded by Capasso, C. the minutes from March 8<sup>th</sup>, 2018 and April 5<sup>th</sup>, 2018 were approved by all members present.

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CORRESPONDENCE-

TOWN OF GREENFIELD HISTORICAL SOCIETY - Town Clerk states she received a letter from the Town of Greenfield Historical Society asking for permission to use Middle Grove Park for the Farmers Market on Fridays from June thru September and permission to use King's Station for their annual Caboose Day scheduled for August 11<sup>th</sup>, 2018. They thank the Town for their support for any and all of their events.

**RESOLUTION # 61 – Grant Park Use Permission to the Town of Greenfield Historical Society**

Motion: Capasso, C.

Seconded: Johnson, C.

**RESOLVED,** That the Town Board hereby grants permission to the Town of Greenfield Historical Society to use Middle Grove Park for the annual Farmer Market, Fridays June thru September and King's Station in Porter Corners, Saturday August 11<sup>th</sup>, 2018 for the Annual Caboose Day and Car Show.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

GREENFIELD LIONS CLUB- Town Clerk states that we received a Thank You card from the Lions Club for our thoughtful donation of the Golf package for the Mardi Gras fundraiser. They are asking that the Town support the Town Wide Garage Sale as we have done in past years, by providing the Porta- potty rentals, advertising, picnic tables and asks that the Town Clerk's office once again to collect monies for the Garage Sale maps. They would like to use the Community Center on that weekend Saturday, September 8<sup>th</sup> from 9AM – 12PM for Kids Sight Eye screening for ages 18mos to 15 years and Sunday for their Silent Auction.

**RESOLUTION # 62- Support Greenfield Lions and Grant Community Center Use**

Motion: Veitch, C.

Seconded: Capasso, C.

**RESOLVED,** That the Town Board hereby grants permission to the Greenfield Lions Community Center use on September 8<sup>th</sup> and 9<sup>th</sup> for Kids Eye Screening and Silent Auction, and will provide the funds for the items that we have supported in the past.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

FRANKLIN COMMUNITY CENTER - A letter was received from the Franklin Community Center taking the opportunity to thank the Town of Greenfield for support of Project Lift, an after school prevention program at Greenfield Elementary School. They state this serves as an example of the Town's commitment to helping our community prosper. A letter will be sent to the Town documenting the accomplishments and successes of Project Lift.

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Supervisor Pemrick states that there are a number of people who would like to make a comment on the Planning Board appointment. Anyone who would like to make a comment will have the opportunity to do so. He asks that they understand that it is a comment to the Board and not a discussion. Supervisor Pemrick makes an opening statement to provide insight on the Town Board's position. He states that some are here tonight to comment on the possible action the Town Board is considering in reference to the appointment of a new Planning Board Chair. Unfortunately there seems to be a substantial level of misunderstanding about this. Our current Chair, Tonya, has done an excellent job of leading our Town Planning Board for 6 + years. The appointment of a new Chair is in no way indicative of any negative performance whatsoever by Miss Yasenchak. The Town Board feels that occasional change in the seat can be refreshing and good government just as people feel about term limits in general. We recognize that Planning Board and Zoning Board appointments are made in the beginning of the year and that this may be coming as a surprise to some. The Town Board did consider making this change at the beginning of the year, but Tonya was very capable leading the Board through a complex SEQRA review proceeding and we thought to wait until the conclusion of that proceeding. Tonya is a very valuable member of the Town Planning Board and we have every intention of keeping her there where we think that she and other Town Planning Board members will continue to serve the community to the best of their ability. He asks that if anyone would like to make a comment to give us your name.

Tonya Yasenchak, Planning Board Chair – Tonya states that she has been the acting Chair March of 2011, 8 years now. On Friday night the Supervisor contacted her and they finally connected on Saturday morning. At that time, he told her over the phone that it had been decided to replace her as Chair of the Planning Board. She started on the Planning Board in 2004, was appointed as Vice Chair in 2006, was acting and appointed Chair since March of 2011 and the Board reappointed her January 4<sup>th</sup> of this year. She had not been approached by the Town Board or Town Supervisor about any concerns that they had about the job that she was doing, her leadership or her Board. She had a meeting with the Supervisor directly after that phone call and she did bring a witness. She was told at that time she did nothing wrong. The Board had concerns that had been raised but would not give specifics of those concerns. She was not able to defend herself about the Board or the Board's actions. She was told the Town Board wanted to refresh leadership. She finds this interesting as there are people that have been on this particular Board for over 9 years and they also held other Town Board memberships for many years over that, some over 15. She was also told that the Town Board was looking for different leadership style. And that is a quote. She asked immediately because she wants to continue serving the community in this fashion what she could do to change. What are things that can be done? They have not been brought to her. She is open to change. She was told the meeting was unanimous, it was made in executive session and they would be appointing her replacement, Stan Weeks, tonight. She was extremely disappointed as she believes that she has made a full commitment to this Board and no one has the respect to come and ask her specifically what was going on, how they could help or if there were concerns. Because she was not given any specifics, she is going by supposition, maybe here say, that perhaps the Planning Board meetings are long, drawn out and happen to have late meetings. She states that they do have late meetings and sometimes meetings are long. Sometimes they have a lot to review. Sometimes there are a lot of projects. Sometimes the details on those projects are very substantial. She doesn't want to rush or push people along if it compromises the process. She doesn't believe that a short meeting, pushing things along is good for the developer or the neighbors. If we spend an extra ½ hour or hour looking at details, they know that when done, they have a good project for the community.

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She states she can work on tightening up on Public Hearings. She lets people talk or ramble, and feels that Board and the public can work on together in a respectful mutual way to respect each other's time. Also, here say, applications and projects are drawn out a little too long. She states that many times we ask the applicant for additional information that is not brought to them. We ask at one meeting, come to another meeting and ask for the information. It just so happens that at the last meeting the project they had the exact thing happened. They asked the applicant to bring a study and report. When they got to that part of the meeting they asked for the information. The applicant said we just didn't do it. So the Board said they need the applicant to go back and bring the information to the next meeting. They were not able to do that within the next week to get on the agenda, so they had to wait another couple weeks to get on the agenda. That is a delay, a delay of a whole month. When a project is delayed like that over the course of a few months it may appear long and yes it is in a calendar year, but when you look at the number of meetings it took for the right information that could be misinterpreted. Also, she was told a concern is the Board is not always in agreement. We do have difference of opinions and viewpoints. That is a good thing. It is good to have a diverse Board. She respects every single member on her Board for their individual opinion. She feels that her job as a Chair is to facilitate the process and run the meeting. She tries to be fair and balanced. It is important not to influence the votes of her Board members. They need to make their own informed decision. It is up to her to help with that process, get the information they need, with plans that are done complete and to code, for them to make an informed decision. Things that you don't see or that she does or don't show up in the minutes. People don't know that she works at her own office reviewing plans, reviewing code etc. helping Gerry, the Building Inspector, so that the applications are complete. You don't know that she goes to her office late so that she can come in and review lot line adjustments, sign documents and so forth. You don't know the phone calls she gets at her personal office asking for information about applicants, applications, the process and our Zoning Code. I don't mind because I know that Gerry might be out of the office. If she can help she doesn't talk about the specifics and all the applicants can tell you is she doesn't talk about the specifics but helps them with the process. You also don't know that she spends time in the County building, conversations with the Town Engineer, the Town Attorney and County Planning. To make sure the correct process is there. There are people here, community members would like to voice their support or their opinion about has happened. And she wants to say also for the record ethics are very important to her and she want you to know that although there are people who specifically called her to say how can they help, she literally told them she didn't want them to talk to her. She told them thank you and appreciates community support, but she didn't want in any way to look like she was being influenced. She asked that they did not send her their letter or let her know what they would say. They would need to come to their own conclusion. She feels that this Board needs to come to their own conclusion as well about her track record, what she has done for this community. She feels specifically asked her so that is why she is taking this time to do that. In closing, she wants to say she is here to share her side of the story that was never asked. It's a story that stems from her love of Greenfield, her passion to give back to the community and do something that she enjoys. She feels she is the best person for this Chairperson position because she tries to stay out of the politics of everything. She is a licensed professional engineer, has worked in the development industry for over 25 years. She has travelled all over the world designing buildings for non-profits. She regularly represents development projects in front of Saratoga Springs. She believes that this helps with additional experience, research, cutting edge knowledge of land use boards that she can bring back to Greenfield so she can help her community. The Supervisor told her in the meeting that change can be refreshing. She agrees. It stops us from conforming to the norm, getting comfortable. It keeps us on our toes. She believes that she is here

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asking the Town Board to allow her to stay as Chair and allow her to serve the community and the commitment she has already. She is asking for their respect that she is open to change, open to saying a good leader should listen, learn, adapt, modify the process or mannerism to better the community. That is what she is here to say. She is committed to serve this Town, uphold the Comprehensive Plan and help Greenfield to become a better community to live. She thanks the Board for allowing her to speak.

Nathan "Butch" Duffney – Brigham Road – Mr. Duffney asks the Board if there is a protocol of how this is done by the Board. He continues that Dan said she was capable of doing her job. She has led the Planning Board through many rough times. She covers everything. He feels that she was blindsided instead of someone coming to talk to her. No one mentioned to her, maybe things would be switched. He asks when the new Chair is appointed who would be second Chair. No one wants second Chair. A lot of times the Town Board states that the Planning Board will "scrub" it. When the Planning Board is scrubbing it that is why the meetings are long. He feels that some things are thrown to the Planning Board. He is here to support the Planning Board Chair. He feels she doesn't need to be removed or refreshed. If it's not broke why fix it? It may be out of shape so let's fix the bad spots.

Andrea Mann- North Creek Road – Andrea thanks Kevin Veitch and MaryAnn Johnson for responding to her questions in a thoughtful and respectful manner. Her experience as an Entrepreneur before the Greenfield Planning Board was bad. She had to apply for various permits and variances over the years and feels she was treated disrespectfully the four times she went before the Board. She watched as local people were treated in the same way as developers from Saratoga were greeted with open arms. She recalls a time when there was so much anger that the Sherriff had to be called because the Planning Board was concerned for their safety. The Chair of the Planning Board at the time was never asked to step down. Anyone before the Planning Board now are treated with dignity and respect, that change comes with Tonya Yasenchak. She is in support of leaving her as Chair of the Planning Board. She is competent, a licensed engineer, her work and volunteer resume points to her competence in this position. She wants to be on record that she believes that removing Tonya would be bad for our community and the reasons given to her by the Town Board were wrong and misguided. Tonya as Chair of the Planning Board encourages discourse and diversity of opinions. This is strength not a weakness. She can handle a contentious crowd with respect and dignity and a person who holds a hard line to developers and attorneys because it is important to do things the right way. She asks the Town Board to keep her where she is.

James VanDyk- Daniels Road – He states that one of the complaints are that the meetings are long. But the applications are a couple hundred pages long and the details are erroneous. He attended Planning Board meetings for years before Tonya became the Chairperson. He states it was a circus. She brought a sense of order to an unruly mess. He feels that she is being demoted not because she is a poor administrator. She was reappointed in January with the full confidence of the Board what could she have done in that short four months. She attends meetings, there are no monetary improprieties, she is polite to people so no offensiveness. There are only 2 projects on the table since January 1<sup>st</sup>. He feels that here is a person with business pending before the Planning Board, he will call Mr. Big. He is used to getting his own way because he is Mr. Big. He shows up meeting after meeting without the correct paperwork that is required by law. So he reaches out to the old boys and says that she has to go. Jobs like the Planning Board Chair are thankless ones, but the Board's actions are insulting. We have a right to be heard just as Mr. Big has a requirement to follow the process of the law. He feels that Mr. Big expected to be exempted from the legal process. That is not grounds to punish someone who put in

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years of hard work for the Town. He states if the Planning Board has any sense of shame, honor or dignity they will resign in unison. If the Planning Board has to be run by the Mr. Bigs there is no point in having a Planning Board.

John Streight- Locust Grove Road- He states that he was on the Planning Board for many years and the Master Planning Board before that. He met with Tonya this morning to find out some background. He heard a rumor who the incoming Chairperson would be, Stan Weeks. He likes Stan a great deal personally and has the highest respect for him professionally. He has more degrees than a thermometer. He is very fair and has a great deal of integrity. Tonya also has impeccable integrity. He guesses that why she would be replaced is that she has a tendency to pay attention to the small details, everything has to be exactly in place. Many wanted the meeting to go faster and not bogged down by the style. He admits that he had more clashes with her than anyone on the Board and he respects her for that. He feels that if she was a male perhaps someone who have come to her and say she has a tendency to do certain things. Only recently women have been allowed to take important roles of leadership. They are more dependent on looking up regulations because they don't want to be criticized. He thinks that led to why Tonya has attention to detail that conflicted with his idea of moving along. He feels that she has put in 14 years of service, has impeccable integrity and very fair. His objection would be to the process in which this procedure had been cut. Any other Chairperson would have leadership go to her or him and say there are better ways of doing things. Give her a chance to improve. Any other Chair would be asked who they would like to work with as a Vice Chair. That curtesy was not extended to Tonya, he knows because he was a vice chair that was placed without her being consulted.

Susan Celia –Braim Road – Mrs. Celia states Planning Board is a volunteer position. In her brief experience in attending Planning Board meetings she commends Tonya on how she has conducted them and carried herself. There are applications before the Board that are incomplete. No applicant is present. The last meeting she attended, the applicant was asked for a map for the project. The applicant or representative did not have one. This held up the meeting. Tonya reached into her briefcase and pulled out not the most detailed plan in the final stages before a vote. She finds it disturbing that the Board can unanimously vote a female to the position for a year in January and 3 months later ask her to step down. She doesn't believe that would happen to a male. Tonya has extensive Planning experience and an internal sense of the importance of the Comprehensive Plan. She has reviewed different PUD legislation across NYS. She submits the PUD legislation from Saranac Lake. Their legislation is more of a guide map. If she were to volunteer for the Planning Board she would feel more comfortable referring to. The meetings she has attended Tonya has been professional and sought the required information. Cause is needed to ask someone to step down. It doesn't seem like there is just cause.

Peter Goutos- Denton Road- States that he and Tonya are engineers. If there is a concern about timing it is because of engineering detail. She gives every application the time to deliberate and investigate it. She has a high level of integrity. He has had issues with applications that have come before the Planning Board. He has tried to get information outside of the Planning Board because he is in the Engineering field but her response is she can't talk to me. Come to the Planning Board. Fairness. Tonya gives people opportunity. They spent hours one night talking about driveways for a trucking company in a residential setting . We have a lot of businesses in rural residential. She gave everyone a chance to say their piece. Gave the Planning Board members an opportunity to talk about the ramifications whether they approve it or not. She encourages comments from the audience. We need professionals who can help our Planning Board with all the resources on the volunteers who tirelessly who try their best to make

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reasonable decisions, people who can help educate and guide so we can make the greatest impact on decisions for our community.

Dave Godomski – Greene Road – States they go back in the business 15 years. He has done minor and major subdivisions in Greenfield. Tonya is involved in projects with him in the City of Saratoga. It is a grueling process, emotionally and financially. Tonya has good vision from the left and right. She does the right thing. His concern is she was just elected to the Chair. 90 days in you are trying to make a course correction. It seems odd for the time span. The amount of time she has been in and what she has done for this community, he respectfully asks that she serve the rest of her term. Now is not the time. There is good leadership from her, she is competent and gets the job done.

Will Orthwein – Bloomfield Road – He is here to support Tonya. Many are here because they live in close proximity to the development that is going on. Greenfield has several large PUD developments that are \$30 – \$50 million. We are not anti-development or anti- growth. Saratoga County is the fastest growing County in NYS. Greenfield continues to see population and housing growth well above NYS average. This is a vibrant community that continues to grow it is a matter of how we carefully and deliberately plan our community and growth. With regard to the large PUDs we get one shot at doing them right, you can't go back and fix a flawed development after it has been built. In many cases the PUDs were approved 15 years ago under different circumstances. These developments have changes over time from when they were initially approved and reviewed. As neighbors they receive promises and assurances such as open spaces and highly focused demographics which have been gradually replaced with larger residential units. Many members of this community are skeptical of developers as they make modifications to the plans. We as a community need to do our due diligence on these projects to get them right the first time. We need research to make sure we are thorough and cautious in our approach to development.

January 30<sup>th</sup> there was an ongoing discussion on continuing review of the SEQRA for Prestwick Chase PUD. Residents spoke on balancing ground water as a result of drawing 30,000 gal. of water a day and pumping it into the municipal water system. Mr. Weeks dismissed the concerns of neighbors and stated that the 115 acres at Prestwick would absorb the 140 million gal. of water a year and would not be an environmental issue, dismissing the concerns of local residents. Mr. Orthwein states that was wrong and presents USGS data that shows what the ground table absorption rates are for that specific area. This isn't about an honest mistake by Mr. Weeks or about Prestwick Chase, this is about the process by which we decide the development of the community. We want a Planning Bd. that listens to the concerns of neighbors, a PB that bases its decisions on professional engineered data that can be provided by the developer or owner of the properties, and move forward with sustainable development that preserves the community's quality of life. Mr. Orthwein states that he has worked with Tonya only for the Planning Board, the last 20 years, she does an excellent job and her attention to detail is what we need and we should keep her as Chair.

Karen Wadsworth – Locust Grove Road – She would like to speak about the change in leadership. Tonya was reappointed as Chair with the full support of the Town Board less than 3 months ago. She wants to know what has changed in terms of the T. Board's leadership vision and what factors influenced this decision. From what she has read on Open Meetings Law the Board has the right to go into Executive Session the Board has the right to discuss personnel matters, you are able to remove a person from the Board if that person demonstrates incompetency or exhibits behavior that goes against the Town's Code of Ethics. No one is saying that Tonya wasn't doing her job well. There are variations on the justifications

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of this. Perhaps there are specific things about the way she was leading that you were concerned about, but that contradicts the opening statement. She is confused. What does it mean when you say you want a change in leadership. Why wouldn't you sit down with Tonya and others on the Planning Board out of respect to discuss the reasons for this change, before a decision behind closed doors. She doesn't have confidence in the Board's capacity to manage. It is deeply disrespectful and unkind. The people here would have no idea that this happened. There is no mention of Tonya's demotion, just a comment you went into Executive Session. The decision wasn't made public. If she is not informed she cannot have a voice. She reads about transparency in government and states that transparency is fundamental for effective decision making, opens up information so that citizens can actively participate in decision making, hold leader accountable for their decisions, influencing which decisions are taken and why. Transparency also matters for informing the decision makers themselves by making sure they have heard from their constituents and have the necessary information to form policy and manage resources, putting all facts on the table even if they are uncomfortable or extend the period of time the application is under review. It is about being honest and open about what actions are taken by whom and on what grounds. It enables people to have conversations where questions can be asked and answered openly and honestly, creating mutual understanding and respect. It places equal value on all members of our community - governing, businesses, developers and residents. Transparency is a way of protecting fairness. It is easier to make decisions when you don't invite the public. She feels that there is time to speak at the Planning Board. She feels she needs time to review the projects and then she can ask questions. She would find another way to interact with the public when it comes to public hearings. They are not allowed to ask questions. It requires managing conflicts and decisions might get pushed back. Government should represent all members of our community. This is the standard to hold all representatives to our Town to. She feels that Tonya should remain in her Chair position.

Paul Bouchard- Denton Road- He states that she has been 100% ethical, upfront and fair. Taking actions to remove her in closed session casts a shadow on the whole Town.

Mary Ann – Daniels Road – She is here in support of Tonya as Planning Board Chair. She does a great job as administrator. With Prestwick Chase and Stewarts projects it casts a shadow with the timing of this decision. Stewarts comes to the meetings unprepared. As an observer she questions the decision. She encourages the Board to let Tonya finish her term. Don't leave the public with unanswered questions and doubts.

Ernie Mann – North Creek Road- Decisions are critical. Tonya is open and receptive to the Town Board's ideas. As a business owner sometimes you need to shake up the company. Tonya says talk to me and feels the Board should do that.

Rosemary Jensen- Locust Grove Road – Stewarts and Prestwick Chase border her property. She bought a house in the country and it is not going to be country anymore we are being swallowed up. She goes to the Planning Board meetings and Tonya has been adapt at doing her job. She feels that there is something different than what is being told. It feels wrong.

John Jayco- Denton Road- He does not know Tonya personally or professionally, has been to a lot of Planning Board meetings with Solar, Prestwick and Polo. He voices his support for Tonya. She is professional. She goes by the letter of the law.

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James VanDyk- Daniels Road- He states the Town Attorney will tell you that SEQRA is a process that has to be followed. Sometimes it is long and the meetings run long. If the question is time, changing the Chair will not do it. It has a legal framework. He is sure the Board knows what an Article 78 is. That would take more time. He asks if the Board has read the SEQRA handbook. Time is not the issue here.

Cheryl Smith- Denton Road- She states that she has not heard one comment to why Tonya should not be in this position. Everyone has said why she should be in this position. The Board should rethink this decision.

Supervisor Pemrick asks if anyone else would like to speak. There being none, he continues that the Board has been given a lot to think about. Clearly the Town Board is at fault for this situation. Speaking for himself, he can take responsibility for that because they did not follow a process that is in place. He never considered the reaction because they went outside of that process. That process is making appointments, seeking input from the people on the committees, asking them if they are interested in changing a role or a position. Because that process was not followed, if he tries to say to you tonight that there was no ill intention, no attempt to our part to influence a decision regarding a project that was being worked on, and become suspicious of a good man that expressed interest in becoming the Chair of the Planning Board and is now cast to a bad decision that they made regarding the change, is unfortunate. Lorna Dupouy states that they are here about Tonya and he is talking about Stan. Supervisor Pemrick states that we put Stan in addition to ourselves, in a bad light because of our lack of process has reflected badly on us and when we say we didn't follow that process gives rise to the suspicions to the reasons that people have about why we are making this change. Tonya has done and the statement he read at the very beginning must appear shallow because you think it is a put up comment. They weren't. But you cannot believe that now because they did not follow the proper process. In November and December we didn't talk with the people on the Boards, ask who would like to go up, sit down with Tonya and ask if someone took that role or what she thought. They are responsible for that decision and they have to take responsibility for it. It has caused a great deal of confusion, ill feelings and that was not the intention of this change. We have a great person and the thought that Tonya would remain on the Board and help another person, strengthen the Board with her knowledge is great. But now because of the comments we want to step back and think. There is no question in anybody's mind here that she has done an excellent job. We are not concerned about length of meetings or the outcome of the decisions that will be made. Someone from the audience asks why the decision was made. Supervisor Pemrick states another Board member expressed interest in doing it. He continues that because we have not followed the process in this we have done an injustice to Tonya and to Stan Weeks. There is no doubt in his mind that Tonya has done a great job. Nathan Duffney says that we should get the Boards together to discuss what is going on. When have had those meetings he feels that there is just an hour. We have to sit there until we get it figured out. Supervisor Pemrick asks if any Board members would like to comment. Kevin Veitch states he is the newest member of the Board and appointed liaison for the Planning and Zoning Boards, he would like to volunteer to be involved in working with the Boards. He agrees a lot of good points have been made and agrees no negative. Having someone willing to take that time to work these things out we can get it done. That is dependent upon how strongly we feel about continuing with this. He would like the opportunity to work with them and resolve issues. The time needs to be spent where they have someone to talk to, that is available to them all the time and he volunteers to do that. Cochran, C. states that we should talk this over. Capasso,

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C. states that we should go with a Planner to help her out. The process is slow and a Planner would help, we have talked about it. Peter Goutos states that the Board has the opportunity to go into Executive Session or decide now. This lady has worked hard for this Town and us. This is nothing on Mr. Weeks and asks it not be taken that way. Supervisor Pemrick states that we created this by not following the process. An audience member asks about the decision in Executive Session. Johnson, C. states there was no decision made in Executive Session, you can't. We were going to bring it here to comment on it and maybe make a vote this evening. But no decisions can be made at an Executive Session. You talk about things. It has to be done in the public and at a public meeting. We have not voted to remove her. Karen Wadsworth states that she only heard one comment about Stan here tonight. The other came from the Supervisor. Supervisor Pemrick states he and this Board put him in that position. Karen Wadsworth states Tonya stated that she received a call that she was being removed from her position. Did that happen? Tonya Yasenchak states to the Supervisor when she was called in he stated that it was unanimous and that is why she brought a witness with her. She knows he called all her Board members and told them that she was being replaced. What made her mad, why she read her statement and why she is disappointed is because when she asked if she could change or make things better, better the process she was told it was unanimous and that is the way it was left. She couldn't believe that this Board would do that without talking to her. We are here to say can we make the process better and move on. She understands that the decision had not been made because she understands that it had to be a public hearing. It is not on the agenda and she would not have known but he told her. She was told that the decision was already made. She thinks that we can move past this, we can respect the process and we can make it better. Supervisor Pemrick states that Tonya is currently the Chairperson of the Planning Board and there is no reason to change it. Discussion from the audience on why the change at this time. John Streight suggests that a motion to keep her through her term. Supervisor Pemrick states that Tonya has not been removed.

**RESOLUTION # 63- Retain Tonya Yasenchak as Planning Board Chair**

Motion: Capasso, C.

Seconded: Cochran, C.

**RESOLVED**, That the Town Board hereby is in support and keeps Tonya Yasenchak as Planning Board Chair with a salary of \$75.00 per meeting with said term to expire December 31<sup>st</sup>, 2018.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

Letters submitted by Andrea Mann and James VanDyk. Saranac Lake PUD legislation submitted by Susan Ceclia

Prestwick Chase - Supervisor Pemrick states that this is a preliminary discussion. We received a copy of the PUD from Prestwick Chase. They were asked to show how the Planning Board recommendations would be reflected in this, they were asked to highlight those and specific amendments they were intending. The Town Attorney will spend time reviewing this as will our engineer. A complete discussion in May if we get this information and a public hearing in June. Luigi Palleschi ,ABD Engineer for Prestwick Chase states that the current PUD that the Town Board has approved as well as Planning Board recommendations to the current PUD. The Current PUD is 236 units that allows 2 story apartment buildings as well as 3 story apartments buildings. He states that their intent for the amended PUD is to remove the 3 story buildings. The current PUD has changed because of timing and what Mr. McNeary would like to move forward with is to remove the 3 story Apt. buildings which had commercial spaces on the first floor with apartments on the second and third floor. As request to amend the PUD is to convert

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to 2 story apartment units and remove the commercial component from the bottom floor. There are 2 areas of the single family detached dwellings as well as the community building which would serve as the commercial components as part of the original PUD and the amended PUD. They had 236 additional units 2 stories in height. They thought when making the amendment it would be simple in that they are reducing the number of units from 236- to 213. That reduces the environmental impact. Removing the 3 story buildings to one and 2 story and keeping it one and 2 story detached dwelling keeps it in characteristic with the surrounding area, Country Squire and Daniels. Closest to the single family they are proposing single family detached dwellings. They are for seniors. Supervisor Pemrick asks if Mr. Pentkowski has additional information in terms of suggestions from the Planning Board? Mr. Pentkowski states they received a letter from the Planning Board. Supervisor Pemrick asks if those are reflected. Mr. Pentkowski states that they submitted a redlined copy of what they now propose. What was existing and what they changed. They took out the phasing provision, they extended the times to complete this. With the single family, if the demand isn't there, then it won't be built out. They took out the ability to build the 3 story. Veitch, C. states that he is confused by some of the lined out PUD. For instance, the building should contain a kitchen and dining room. Scratched out, in which there shall be available one meal per day, under the supervision of a licensed dietician. Mr. Pentkowski states that the Health Dept. changed the classification. They don't have that service now. It was never done. Fred McNearly states originally when Prestwick Chase was developed they proposed a 120 bed nursing facility. Veitch, C. states he wants to make sure they are not removing something that is being provided. Mr. Pentkowski states there is no attention to modify what is already there. Veitch, C wants to make sure that things aren't being removed that are agreed upon. He adds he sees that all bathrooms and bedrooms shall be equipped with emergency equipment has been removed. He asks if this is in place? Mr. McNearly states they had it but don't use it. Now it is all wireless, digital and GPS. Supervisor Pemrick states there will be some discussion on a sunset statement clause if this is not begun within x number of years. It will have to come back for a complete new review. Veitch, C. asks Section 6 sewer and water services shall be provided by the Putnam Brook Transportation Corp., is that something that is in effect. Mr. McNearly states yes. Mark Schachner, Town Counsel questions the sunset provision Section 8 at the top (D) the first 2 sentences the owner shall complete the construction of all improvements for all phases, it is proposed to say 72months, from the issuance of the initial building permit following adoption of this local law. The second sentence states if all improvements shall not be completed in such time the owner shall make written application to the Town Board from extension of time for good cause, based upon market conditions or other extenuating circumstances. Town Counsel states all that he has read is in the existing Prestwick Chase PUD other than the changes in the amount of time. Johnson, C. states if they don't start the project, not complete the project. Town Counsel states that he feels Mr. Pentkowski is correct. That is not currently in but the applicant is willing to put that in. Johnson, C. states that in that section since they took out all the phases, should the word(s) "all" phases be removed. Mark Shcachner, Town Counsel states yes. Supervisor Pemrick states there may be other things like that. Veitch, C. asks regarding construction hours if they are in compliance with Town regulations. Mr. Pentkowski states they were not changed from before. Veitch, C. says that everything was removed from Section 13, Financial Security for Improvements, the bonding etc. Mr. Pentkowski all the work is being done on the premises we own except the possible exception for the curb cut on the emergency exit but that is our property. Veitch, C. asks that all of that language was for the initial offsite the ROW and that. Mr. Pentkowski states yes. Supervisor Pemrick states that we will review this with the Town Engineer and Town Counsel and review it more completely at the May meeting. Mr. Pentkowski states they will have language for the sunset provision.

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**RESOLUTION # 64 – Approve Bus Contract for Summer Program**

Motion: Capasso, C.

Seconded: Veitch, C.

**RESOLVED**, that the Town Board hereby authorizes the Supervisor to sign the Transportation agreement with Saratoga City School District for the 2018 Summer Recreation Program.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

**RESOLUTION # 65 – Approve 2018 Nutrition & Transportation Agreements**

Motion: Johnson, C.

Seconded: Veitch, C.

**RESOLVED**, that the Town Board hereby approves for the year 2018 the Senior Nutritional and transportation agreements with the Saratoga County Office for the Aging in the amount of \$1,427.00 each, and

**FURTHER RESOLVED**, that the Town Supervisor be allowed to execute the same.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

SARATOGA COUNTY FAIR SIGN- Supervisor Pemrick states that the Executive Director of the Saratoga County Fair sent a letter asking permission to place two signs in Greenfield to advertise the Fair. The road signs are key to their success. They are usually at Middle Grove Park and Route 9N.

**RESOLUTION # 66- Allow Placement of Signs for Saratoga County Fair**

Motion: Cochran, C

Seconded: Capasso, C.

**RESOLVED**, that the Town Board allows Saratoga County Fair to place two signs in the Town of Greenfield advertising the Fair. Signs to be removed the week of July 30<sup>th</sup>.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

**RESOLUTION # 67 – Advertise Public Hearing for Stormwater Management Report**

Motion: Johnson, C.

Seconded: Veitch, C.

**RESOLVED**, That the Town Board hereby authorizes the Town Clerk to advertise a Public Hearing for the Stormwater Management Report (MS4) on May 3<sup>rd</sup>, 2018 at 7:00 PM at the Town Hall.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

**RESOLUTION # 68- Advertise Public Hearing for Local Law 1-2018- Expanding Solar Energy**

**Opt Out**

Motion: Veitch, C.

Seconded: Johnson, C

**RESOLVED**, That the Town Board hereby authorizes the Town Clerk to advertise a Public Hearing for local Law 1-2018 on May 3<sup>rd</sup>, 2018 at 7:15 PM at the Town Hall.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None



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**RESOLUTION # 71 – General Bills**

Motion: Capasso, C.

Seconded: Veitch, C.

**RESOLVED**, that the General Bills from #193-265 in the amount of \$38,149.57 be paid.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

**RESOLUTION # 72 – Highway Bills**

Motion: Johnson, C.

Seconded: Cochran, C.

**RESOLVED**, that the Highway bills from # 44-64 in the amount of \$51,148.75 be paid.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

**RESOLUTION # 73 – Parks**

Motion: Capasso, C.

Seconded: Johnson, C.

**RESOLVED**, that the Parks Bills from # 46-73 in the amount of \$115,488.00 be paid.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

**FRANCISE AGREEMENT** – Supervisor Pemrick states that he received a Francise Agreement from Spectrum. He would like Town Counsel to look it over. We have been without a contract and we have large areas that are not covered. There is nothing that gives up hope in this contract and we are not the only Town that is frustrated with this.

On a motion from Veitch, C. and seconded by Capasso, C. the meeting was adjourned at 8:54PM.

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Town Clerk

DRAFT