

September 11th, 2014

The regular meeting of the Town Board was held on Thursday, September 11th, 2014 with the following members present: Paul Lunde, Supervisor; Daniel Pemrick, Thomas Kinsella and Walter E. Chandler, Councilman. Daniel Cochran was absent. Also present were Town Counsel Mark Schachner and approximately 10 residents.

The Board met as the Board of Health at 7:25 PM.

61 Plank Road, Phoebe Bolia c/o Marion Velett - An Unsafe Building Hearing opened at 7:25 PM for property located at 61 Plank Road. No one representing the property was present. Supervisor Lunde reviewed the report from the Code Enforcement Officer dated 9/11/14 stating that the property was still in a state of disrepair and no work had been done on the site. Town Clerk advised that the Notice of Unsafe Building was sent by both Certified Mail and regular mail on August 15th, 2014. The Certified Mail was returned as unclaimed on 9/5/14. The property owner has 60 days from the date of notice to comply.

The Regular meeting was called to order by the Supervisor at 7:30 PM and opened with the pledge to the flag. On motion of Kinsella, C. and second by Pemrick, C., the minutes of 8/14/14 were approved as submitted by all Board members present.

Notice from the Town of Milton advising that a Public Hearing has been scheduled for Sept. 17th, 2014 at 7:15 PM to amend their Subdivision and Zoning Regulations.

Check from Theodore Makkay in the amount of \$11,000. for Open Space/Parks & Recreation Fees for a major subdivision on Goose Hollow Road.

Thank you letter from the American Red Cross for use of the Community Center for their recent blood drive.

Letter from Joan R. Rowland expressing her appreciation for all the improvements made to the clubhouse at Brookhaven. Although she is not a golfer, she enjoys and appreciates The Haven Tee Room and stops for dinner usually once or twice a week. She stated that it was great to have such a welcoming business in the Town of Greenfield, a short drive from home, where friends and family can gather for good food at such a reasonable price.

Letter from the Town of Greenfield Historical Society thanking the Town for their support of their events and projects over the years. They will be holding a fundraiser on Saturday, October 4th, 2014 at Brookhaven from 5 – 9 PM and asked the Town to consider the donation of golf pass for their Silent Auction. Supervisor Lunde added that the Town charges a \$100.00 fee for use of the room for non-golfing events. Chandler, C. stated that he would like to see the Town waive that fee and added that he would be in favor of donating a golf pass.

RESOLUTION # 107 - Donation to Historical Society Fundraiser

Motion: Pemrick, C.

Seconded: Kinsella, C.

RESOLVED, That the Town Board hereby waives the Room Use Charge for the Clubhouse at Brookhaven for the October 4th, 2014 Historical Society Fundraising Gala, and

FURTHER RESOLVED, That a 2015 Haven Pass be donated for the Silent Auction.

VOTE: Ayes: Lunde, Pemrick, Kinsella, Chandler

Noes: None

Absent: Cochran

Request for Speed Reduction – Sand Hill Road - Duane Wright, Deputy Highway Supt., stated that they had a few counts that had been taken quite some time ago. When they put the counter up recently they had some problems with the hoses. Currently, the road is under construction. He suggested that the counters be put back up as soon as the construction is completed.

Open Development Permit - Gerald Ferris - Mr. Ferris would like to subdivide a 10 acre parcel into 2 pieces. Pemrick, C. noted that Mr. Ferris would still have to appear before the Planning

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Board and Zoning Board if the Town Board were to approve this permit. Supervisor Lunde stated that this was the third Open Development Permit that has come before the Board and questioned if there was a way to make it easier. Town Counsel Schachner stated that this was required due to a State Law since there was not frontage on a Town road. Supervisor Lunde stated that some communities make the entire community an Open Development Area. The applicant would not have to come to the Town Board but they would still have to go to the other Boards. He added that this may be something that the Board should look at when they are working on changes to the Code to try and simplify the process. Kinsella, C. did not see where there should be any issues with allowing Mr. Ferris to divide his 20+ acre lot into two 10 acre lots. Pemrick, C. stated that he was confident that the other Boards would review the application and make sure that everything was done properly.

RESOLUTION # 108 - Open Development Permit – Gerald Ferris

Motion: Kinsella, C.

Seconded: Chandler, C.

RESOLVED, That the Town Board hereby grants an Open Development Permit to Gerald Ferris for property located at 571 North End Road, Tax Map # 122.-1-22.1.

VOTE: Ayes: Lunde, Pemrick, Kinsella, Chandler

Noes: None

Absent: Cochran

PUD Application – Prestwick Chase - Supervisor Lunde stated that the application was to amend Planning Unit Development District No. 2 – Prestwick Chase. The application has been in front of the Planning Board for quite some time. Town Counsel Schachner stated that the Planning Board has conducted the SEQRA review and has made a favorable recommendation to the Town Board for adoption. Luigi Palleschi, Project Engineer, was present and gave a brief overview of the proposed project. There is an existing PUD on this property which consists of 89.7 acres with 25.5 acres of Green Space which was preserved as part of the Country Squire Estates Subdivision. They are looking to keep the same acreage for the PUD and are proposing to amend the currently allowed uses in the PUD, such as the 20,000 square foot clubhouse, 9 hole golf course, 120 bed Nursing Home and additional cottages. The proposal is to eliminate the golf course and clubhouse. They would like to build an additional 284 senior apartment units. They are proposing 3 different style buildings. There would be 3 story buildings with 7 units each that would be located in the interior of the project; two story buildings which would surround the perimeter that would have 8 units each and one 6 unit two story building. On the first floor of one of the buildings located within the internal loop, there would doctor's offices, flower shop, bank, hairdresser, etc. so that they would not have to go of site. There is currently a shuttle service that brings the residents to the doctor's etc. The plan is to have the more mobile people living out in the proposed apartment buildings and use the existing facility for those that need a little bit more care. The site already has sewer and water. They have been approved by the Dept. of Health and DEC. The existing water lines will be extended to provide water to the units and for fire safety. The capacity is large enough to accommodate the proposed use. Sewer lines will tie into the existing system and pump station that is on site. From there is connects to the Saratoga County Sewer System. The capacity of the pump station is large enough to accommodate the additional apartment units. Stormwater will be in compliance with DEC regulations and the Town Engineer will review the plans. They are proposing to extend the current road and create an internal loop road. In addition, the road will be extended through the property out to Daniels Road, however that section will be gated and will be used for emergency access only. All of the infrastructure, roadways, etc. will be privately owned at no cost to the Town. The project would mean an increased tax base for the Town and a positive increase to the schools since there will be no school aged children. The language to amend the current PUD that was submitted to the Town Board has been reviewed by Town Counsel. Pemrick, C. clarified that the proposed 3 story

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buildings would be located in the interior of the project with the 2 story buildings along the border. Pemrick, C. asked if there would be an Emergency Service Building on site. Mr. Palleschi stated that was not part of the plan. Kinsella, C. asked if the proposed language was an amendment to the current PUD or if the language he is going to review replaces it in total. Mr. Palleschi stated that it was a complete amendment and it talks about both the existing PUD and the proposed uses. It is a stand alone document. Town Counsel Schachner suggested that there may have to be some editing of Section 2 since he did not feel that it was clearly stated there. Kinsella, C. asked how the gated emergency road would work, whether it would operate with a radio tag so that the Fire Department would have access. Kinsella, C. asked if there were fire hydrants. Mr. Palleschi stated that there would be hydrants added throughout the system as the water lines are extended. Kinsella, C. asked if there was a holding tank for the water and if there was a chlorination facility. Mr. Palleschi stated that there are 2 pumps that feed the holding tank. The chlorination facility will not have to be expanded. The design of the original pump house, etc. was for the entire PUD facility and the proposed amendment would actually be a less intensive use than what was originally approved.

RESOLUTION # 109 - Schedule Public Hearing – Proposed Local Law #1 – 2014
Amendment to Planned Unit Development District #2 –
Prestwick Chase

Motion: Kinsella, C.

Seconded: Pemrick, C.

RESOLVED, That the Town Board hereby schedules a Public Hearing for Proposed Local Law #1 – 2014 – Amendment to Planned Unit Development District #2 – Prestwick Chase to be held on Thursday, October 9th, 2014 at 7 PM.

VOTE: Ayes: Lunde, Pemrick, Kinsella, Chandler

Noes: None

Absent: Cochran

Employee Policies - Supervisor Lunde stated that he would like to try and look at a different policy each month or so and make any necessary revisions or updates. Some of them have not been updated for quite some time. Full Time Employees - Kinsella, C. questioned whether the vacation schedule should be in hours or weeks since the Highway Employees work 10 days in the Summer. If they choose to take their 6 weeks during the Summer they are going to get 300 hours. If they take it during an 8 hour day they would get 240 hours. Supervisor Lunde stated that they would still work 40 hours per week and they would only be paid 40 hours of vacation time. Kinsella, C. stated that 30 days at 8 hours per day would be 240 hours, but if they take vacation in the Summer it is a 10 hour day and they would get 300 hours of vacation. Supervisor Lunde suggested that “at 8 hours” be added to Section 2 B. Supervisor Lunde stated that currently the Highway Department employees are the only employees that receive Good Friday as a holiday. He suggested that either everyone should have that holiday or no one should. Board members in agreement to allow everyone to have the day off. Item 4. on page 4 – “In some instances” was deleted. Supervisor Lunde stated that the dollar amounts under Health Insurance benefits for individuals who take the lump sum payment needed to be looked at. They may have to be adjusted once he receives the information premium information for next year. Supervisor Lunde questioned Item D on Page 5 – COBRA. He was not sure what the cost was to the Town and questioned what would happen if someone were to be totally disabled. Would the Town have to hold their insurance forever. If they were to become 100% disabled, would they be covered under some other coverage. This section needs to be rewritten. Supervisor Lunde asked if Section B on page 5 was legal and if the employee must be eligible to receive a NYS Pension. Supervisor Lunde stated that the Health Insurance was not with the State of New York. Town Clerk explained that for individuals who retire but are not medicare age, the health insurance coverage is through the NYS Plan. Once they

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are medicare eligible then the insurance can be obtained through the Town's current MVP Gold Plan. Supervisor Lunde suggested that they should look at the Qualifying Events & Length of Coverage in Section VIII – COBRA. He was not sure if they were legal requirements or if the Board wanted to take a look at these. Supervisor Lunde stated that the Highway Department employees are entitled to a boot allowance of \$100 per year. He believed that the Full Time Parks Dept. employee was receiving that benefit now and that the policy should be changed to reflect that. He suggested that the Full Time employees at the golf course should also be eligible. Chandler, C. stated that he would be in favor of that as long as the golf course budget covered the cost of that benefit. Section XIV – Social Security - Board members in agreement that this is required by law and that there is no need for this section to be part of the policy. Part Time Hourly - Supervisor Lunde stated that a lot of the part-time hourly employees are regularly scheduled for more than 20 hours per week. The policy states that they will not regularly be scheduled for more than 20 hours. Under Vacation Time it states that they are entitled to vacation time if they are regularly scheduled for more than 15 hours per week. Supervisor Lunde to look into any changes required by the Affordable Care Act. The Holiday schedule should match the Full Time employee schedule. The Social Security section should also be removed from this policy. Part Time Seasonal Hourly Appointed - Supervisor Lunde stated that the Town has seasonal salaried employees also. He felt that this benefit policy should cover the seasonal salaried employees as well. Kinsella, C. stated that with the Affordable Care Act it did not matter whether you are salaried, appointed, etc. if you work more than a certain number of hours per week medical insurance has to be provided. Supervisor Lunde stated that he would have to look into that. It may impact all of these policies.

RESOLUTION # 110 - Ethics Board Appointment

Motion: Pemrick, C.

Seconded: Kinsella, C.

RESOLVED, That the Town Board hereby appoints Duane Wright as member of the Town of Greenfield Ethics Board.

VOTE: Ayes: Lunde, Pemrick, Kinsella, Chandler

Noes: None

Absent: Cochran

RESOLUTION # 111 - Re-Appointment to Board of Assessment Review

Motion: Pemrick, C.

Seconded: Lunde, C.

RESOLVED, That the Town Board hereby re-appoints Albert Janik as member of the Board of Assessment review with said term to expire September 30th, 2019.

VOTE: Ayes: Lunde, Pemrick, Kinsella, Chandler

Noes: Noes

Absent: Cochran

Budget Workshops - Budget workshops were scheduled for October 2nd following the Agenda Meeting and Wednesday, October 15th at 7 PM.

NYS Dept. of Environmental Conservation - Supervisor Lunde stated that NYSDEC is putting in a car top boat launch on the bank of Archer to provide for fishing and boating by the public on Archer Vly. There will be several designated campsites and two parking areas. They would like the Town to do the work and the State will reimburse the Town for our time and equipment. They will provide materials as needed. Town Counsel Schachner asked if there was a commitment reimbursement in writing from NYSDEC. Supervisor Lunde stated that they will provide that as soon as they have the okay from the Board to do the work. Kinsella, C. asked what the reimbursement schedule was, i.e. at what rate, theirs or ours? Town Counsel Schachner stated that there will need to be a written agreement that will have to be adopted by the Town Board.

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RESOLUTION # 112 - Transfer of Funds

Motion: Pemrick, C.

Seconded: Kinsella, C.

RESOLVED, That the Supervisor be authorized to make the following transfer of funds:

\$ 7,958.86	From	CR7180.2	to	CR7180.4
137.78	From	CR7110.4	to	CR7110.48
3,882.41	From	A1990.4	to	A5132.4
1,823.80	From	A4010.1	to	A1440.4
333.86	From	A8015.4	to	A1420.4
1,173.30	From	A7310.4	to	A7310.1
34.90	From	A8015.4	to	A8020.1

VOTE: Ayes: Lunde, Pemrick, Kinsella, Chandler

Noes: None

Absent: Cochran

Monthly reports were submitted by the Town Supervisor, Town Justices, Town Clerk and Highway Supt.

RESOLUTION # 113 – Highway Bills

Motion: Chandler, C.

Seconded: Pemrick, C.

RESOLVED, That Highway Bills # 171 to # 191 in the amount of \$255,708. be paid, subject to audit.

VOTE: Ayes: Lunde, Pemrick, Kinsella, Chandler

Noes: None

Absent: Cochran

RESOLUTION # 114 - Park Bills

Motion: Chandler, C.

Seconded: Pemrick, C.

RESOLVED, That Park Bills # 184 to # 212 in the amount of \$17,857.08 be paid, subject to audit.

VOTE: Ayes: Lunde, Pemrick, Kinsella, Chandler

Noes: None

Absent: Cochran

RESOLUTION # 115 - General Bills

Motion: Lunde, Supervisor

Seconded: Kinsella, C.

RESOLVED, That General Bills # 471 to # 522 in the amount of \$26,468.80 be paid, subject to audit.

VOTE: Ayes: Lunde, Pemrick, Kinsella, Chandler

Noes: None

Absent: Cochran

Car Seat Check - Nate King, Wilton Emergency Squad, stated that they did a car seat check at the Greenfield Firehouse on August 22nd. All 4 seats that they checked were installed improperly. Wilton Ambulance, State Police and Sheriff's Dept. are doing these checks on a rotating basis on the 4th Friday of every month. They will go between Maple Avenue, Greenfield Center and the two Wilton Firehouses. He asked if there was a way to get that on the Town website. The State Police are doing all the scheduling of appointments. Mr. King was advised to get the information to the Town Clerk and it will be added to the website.

Prestwick Chase - Nate King stated that Wilton Emergency Squad would be willing to take a look at the information for Prestwick Chase and provide the Board with any comments or concerns.

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John Jayko, Denton Road, asked if the Skidmore Solar project was up and running. Supervisor Lunde advised that it was. He added that they were still actively discussing things with the neighbors. There are some glare issues that they are working on. Mr. Jayko stated that he was that neighbor and that he wanted to make sure that someone else was aware that there was a problem. Mr. Jayko stated that the engineer has been there a number of times and is trying to work with the contractors to fix the situation.

On motion of Pemrick, C. and seconded by Chandler, C., the meeting was adjourned at 8:30 PM.

Town Clerk