

February 9<sup>th</sup>, 2017

**JESSUPS LANDING EMS-** Matthew Fogarty introduced himself as the new Director of Jessups Landing Emergency Services, in the Town of Corinth. He stated that they are staffing two ambulances 24/7 as of the first of the year. They are looking to hire new EMTs and paramedics. They are running at full staff. He presented the Board with a run report from 10/1/2016 to 12/31/2016. He wanted to assure the Town Board that they are ready to serve the Town of Greenfield. If there are any concerns to let him know. Mr. Fogarty stated that they have an ambulance in production, 4WD capable, and should be ready for delivery in April. That will enhance their ability to serve Corinth and Greenfield. The Town Board thanks Matt Fogarty for coming in and giving them an update.

The regular meeting of the Town Board was held on Thursday, February 9<sup>th</sup>, 2017 with the following members present: Daniel Pemrick, Supervisor; Daniel Cochran, Walter E. Chandler, MaryAnn Johnson and Rick Capasso, Councilmen. Also present were Mark Schachner, Town Counsel, Highway Supt. Walter Barss and approx. 11 residents. The meeting was called to order at 7:30 with a pledge to the flag. On a motion by Capasso, C. and seconded by Chandler, C. the minutes from 1/12/2017 and 2/2/2017 were approved as submitted by all Board members present.

**LETTER FROM CUMBERLAND FARMS-** Town Clerk received a letter from a representative of Cumberland Farms stating there will be a Public Hearing at the Wilton Town Hall at 6:30PM on 2/15/2017. They would like to divide 5 acres into 2 lots at the corner of Daniels Road and Rt. 9. One lot would be for a convenience store and gas pumps.

**RECREATION DIRECTOR-** Supervisor Pemrick introduces and welcomes the Town's new Recreation Director, Rebecca Sewell. Rebecca states that she is happy to be the new Director and is looking forward to implementing new programs. She would like feedback from Greenfield residents, kids or whoever may have ideas on anything. She has started a Town of Greenfield Facebook Page; she would like to post pictures and information on the page. She would like to use it for conversation to get the residents involved. She has a baseball game set up in September. She would like any and all ideas that the Town Board and residents may have. The Town Board welcomes her.

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**BROOKHAVEN TRAILS** - Steve Schriber asks the Town Board if there are any rules about people using the trails bringing their lunches. Capasso, C. says they can bring food. Supervisor Pemrick says that people bring snacks and there is not an issue with that, however if they are starting a fire on the trail cooking hot dogs and burgers then we can't have that. We would like people to come in a visit the Tee Room for something other than using the bathrooms. Johnson, C. states the restaurant has limited hours for two or three days so people would have to bring something to eat. Supervisor Pemrick says that is a good point, it isn't open every day and only for a few hours. Steve Schriber introduces Chris Yarsevich, who is the founding member of the Hudson United Racing Team. He has a proposal for the Town of Greenfield that would allow area High School Cross Country ski teams to use Brookhaven Park. He is a resident of Greenfield, an avid cross country skier and works closely with Section 2 High School athletes. Over the years they have used Crandall Park, Lapland Lake, Garnet hill and Gore for race locations. Section 2 coaches would like a place that is closer and more cost effective. He skis Brookhaven and knows that this location has some of the most reliable snow in the area. His proposal would be to groom approx. a 3km loop starting and ending at the 17<sup>th</sup> hole of the golf course. This loop has hilly terrain, and if available, local teams could use this as a practice facility. Steve Schriber does an excellent job grooming the trails. An average race would have 250-300 skiers. The area he has avoids all the putting greens. They would need better grooming equipment and a 20ft. wide track. Section 2 has grooming equipment and the coaches would be willing to bring and help groom the trails. They would need parking for 12 busses and restroom facilities. Some of the locations set up a concession stand to sell hot chocolate, coffee, hot dogs etc. and that helps to make money for the facility. Mr. Yarsevich feels that this would be a great help to Section 2 skiing and make people more aware of what Brookhaven has to offer. Supervisor Pemrick asks if any other Golf Courses are used. Chris Yarsevich states that on low snow years they will use Cronin's in Warrensburg and they have used Stoners in Caroga Lake. Supervisor Pemrick asks what the minimum snow requirements are. Mr. Yarsevich states that if the ground is frozen and a good grass terrain 3-4 inches would be all. Johnson, C. feels this is a great idea but would like Adam Wojicki to have an input on what is proposed. Supervisor Pemrick states that there is a committee that overlooks the Golf Course on behalf of the Town and he would like them to look at the proposal. Mr. Yarsevich says that they set the schedule for the year in the spring and we could try a couple of races to see how things work out. He can have the coaches meet with the grounds manager. Supervisor Pemrick says that we can set something up with Adam to meet and discuss the possibilities. He feels that this is something that could work and would be good for the Brookhaven and the Town.

**CODE LANGUAGE UPDATE**- Dan Cochran has heard from Tonya Yasenchak and the members of the Zoning Code Revision Committee are ready to meet again. Cochran, C. states that the committee has identified some of the items they will be working on such as clearing up the Special Use Permit /Site Plan process; Zoning Code; rewriting the Hobby Farm code; Open Development; accessory structures; Garage and in-law apartments; signs; noise; and update the Land Use board applications. They want to start in the next two or three weeks. Supervisor Pemrick reminds him about the engineering fees and add a statement as to who is responsible for those fees. Cochran C. says he will keep the Town Board updated on the progress.

**WILL & TABITHA ORTHWEIN- SARATOGA POLO**- Will and Tabitha Orthwein present a letter to the Town Board and would like to comment on the Saratoga Polo PUD. They own the farm that is directly north of the Polo site and have owned that from for 18 years. They realize that it is a complex and ongoing process. They have followed the Town Board and Planning Board minutes. They were involved in the original PUD process with the Town Board in 2005 and with the Planning Board. He would like to emphasize the huge amount of time, effort and thought went into drafting the original

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PUD document. In reading the minutes they feel that they are straying from the original concept in a significant way. They would like to ask the Town Board stick to the original intent of that document as it was drafted. They wrote a letter of support at that time for what was proposed, and feel that the current site plan and development deviates significantly from that. They feel that there should be due process to amend the PUD for any significant changes. The developers are trying to push this through, but a lot of work and thought went into this project and how the current project is different. They would like the letter entered into public record. Tabitha Orthwein states that they are avid Polo players they just want to express their concern. They are disappointed that the original vision did not come to fruition as it was a nice balance of development and saving the Historic site. They feel from reading the minutes that the Saratoga Polo owners and new partner Luke Michaels are going to significantly change the PUD. They say that the substantial changes just be a simple continuation of the original PUD. There is nothing simple or informal about the magnitude of the suggested changes or potential impact of the project. They feel that complex questions and issues have been raised and feel strongly they require evaluation and research by the Boards and officials. What they are proposing is vastly different from the original PUD. They feel that the new proposal is not a winner for anyone, it is not appealing for potential residents, the Polo Community or the commercial events venue. It seeks to create a densely populated, moderately priced subdivision with an events complex that hosts large parties and events every weekend throughout the year. It turns the historic polo fields into a part time parking lot, leaves no room to park trucks, trailers or accommodate nearly 40,000 spectators a year that polo generates now. It proposes to develop the dense subdivision before the luxury amenities which were meant to be developed first. The plan does not say Polo. The field has been shrunk to a non-regulation size. Many of the houses do not have a view and are not community connected. They are trying to pressure the boards to push this through to save Polo before the interest rates go up, or it goes into foreclosure and we will lose this fabulous tradition, but their plan does nothing to preserve that. The Orthweins state they love Polo and are open to support ideas in a sustainable way, but as residents and neighbors they rather accept the risk of having it go back to MDR2 Zoning where they could build 16 -20 houses if they bring in sewer. The proposal now is 74 units, 60 room hotel instead of 60 units and a few rooms in a Lodge. They ask that this not be viewed as an informal continuation of the original project. It is different in specification and spirit as a whole. They thank the Town Board for listening to their concerns. Supervisor Pemrick appreciates their comments and thanks them for their comments. He asks if they plan on making a presentation to the Planning Board. Mr. Orthwein says yes, they wanted to figure out what the Town Board's role is, and wanted to inform both Boards what their view points are. From reading the minutes, in his opinion, it seems like they are playing one Board against the other. They go to the Planning Bd. and say that the Town Bd. really likes what they have, and go to the Town Bd. and say the Planning Bd. likes what they have. He feels that the Boards need to form their own opinion based on the PUD as written and the interpretation of definitions of the intent of the PUD. Supervisor Pemrick assures the Orthweins that the Town Board will do that, and informs the Orthweins that the Town Board did accept the PUD with a slight modification, it is being reviewed and studied by the Planning Bd. At the end of their review they will make a recommendation to the Town Bd. and there will be Public Hearings held. Mr. Orthwein asks they submitted an application to modify the PUD is that correct? Mark Schachner, Town Counsel states that he is not aware of that. Supervisor Pemrick states they provided the Town Bd. a copy of the PUD. Town Counsel Schachner states that at the last Town Bd. meeting, his words were the applicant was saying they could do what they wanted under the original PUD authorization. He felt that was not the case because the original PUD did not allow for individual detached single family residences. The board discussed that at length and detail at last month's board

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meeting and the applicant said OK they are not going to do the individual detached single family residences. That was the inconsistency that we identified with what was proposed versus the originally approved PUD. Town Counsel states that he is not aware of the applicant submitting an application for an amendment to the PUD. Supervisor Pemrick asks that they are following the original PUD. Town Counsel Schachner states that his understanding is they are trying to follow the original PUD and their proposal they submitted has or is being revised to eliminate individual detached single family residences. Mr. Orthwein states that he feels there are other issues than the single family detached homes. The original PUD and SEQER was very specific in the number of homes and residences they could have, and they have almost doubled that in the current site plan. His understanding is they would need to apply to modify the PUD and that would be subject to a Public Hearing and the modification would go back to the Planning Board and there would be a review of the project at a Public hearing before the Town Board would approve it. Mark Schachner, Town Counsel states all of that is true if they need modification of the PUD. Mrs. Orthwein says that is the question because the project sponsors continue to bring forward new plans and information to people who don't have the multi-page PUD / SEQER in front of them with the highly specific language that does not say single family housing it says fractional ownership and condominiums only. The SEQER specifically states 60 residential units and 10 units within the Lodge. The most recent site plan that has been submitted has 74 residential units and 60 room Hotel. These are different projects. If you read the intent of the PUD it was for 80% Open Space, high end Kentucky style luxury housing. Now they want 74 vinyl clad houses. The water source, sewer source many things on the list are different. He feels that this needs a modification of the PUD document but that is the call of the Board. Mark Schachner, Town Counsel states that the Planning Bd. could say that they don't find it to be consistent with the underlying zoning which is the planning and development. They could say that, but he does not know if they will. Mr. Orthwein's interpretation of the Planning Bd. minutes they were going to the Planning Bd. because the Town Bd. was not sure if they need a modification of the PUD. Johnson, C. states that was prior to our meeting and Mr. Schachner explained earlier, they were going back to the Planning Bd. Mr. Orthwein asks that the Board look at the original PUD and SEQER and see the deviations that are taking place. He feels that the Planning Bd. is looking for the Town Bd. to say that the new plan require modification. Supervisor Pemrick states that the Planning Bd. is not shy about giving us their opinion and we depend on that. Counsel Schachner asks the original PUD did not allow for stand alone single family residences. He agrees with that and the applicant is to remove that from the proposal. He feels the Orthweins are saying that the original PUD did not allow duplexes, triplexes or quadplexes and he is lost on that because a condominium is a form of ownership. You can own single family residences as condominiums, duplexes, triplexes, etc. so he is not following that the original PUD did not allow those. Mr. Orthwein says that it listed 25 very specific uses for that, it never specifically said duplexes, etc. but it specifically states fractional ownership. They agree they are not now doing the single family homes, they are condos now that he reads the definition. Supervisor Pemrick says they will depend on the Planning board for information. He encourages the Orthweins to attend the meetings and it will come back to the Town Board.

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**BOARD OF FIRE COMMISSIONERS GFD-** Jack Sadousky representing the Greenfield Fire District Commissioners explains that the Greenfield Fire Dept. had a water tank project and prior to him becoming a Fire Commissioner on January 1<sup>st</sup>, they were told by Fire Commissioner Mike Chandler that the Town of Greenfield will be giving the Fire District \$10,000 towards one of the tanks. He is looking for an answer as there seems to be some confusion about this. He asks is the Town of Greenfield going to give Greenfield Fire District \$10,000 towards the one of the ground reservoir tanks? Supervisor Pemrick states that we have had discussions with the Firemen on that and the answer has been no. Chandler, C. asks when was that discussion when did we said no? Supervisor Pemrick states at a Board meeting when Jon Davis and the Fire Dist. Chief were here and they raised a similar question. We talked about the fact that we did not budget that money and described the process that we go through to budget money for items and for us to consider something like that and they understood. Capasso, C. states that they were going to go ahead and do it without us. Commissioner Sadousky thanks Highway Supt. Barss and the Town Board as they have all been very good to the Fire Dept. There has been some contention over this. Capasso, C. says that what he remembers is we would possibly help with wells. Chandler, C. states that is what we said. Capasso, C. says it had nothing to do with tanks. Chandler, C. says that MaryAnn had asked if it was potable and it is potable so they assumed that we were going to move forward with that.

Commissioner Sadousky states that he understands that the water is not potable. Discussion takes place between Chandler, C. and Commissioner Sadousky. Supervisor Pemrick asks if there is need for further discussion as there has been an answer. Chandler, C. says that there was a discussion about us buying a well, in fact, two of them. That is where it was at. It doesn't mean that we approved it at the time. Johnson, C. states that they asked a question of us at that meeting if we would help them with that. We never said we would or we would not. We said at that time it was not in the budget. She did ask them at that time, if we were going to do something it would need to be potable water. She also states, and asks to be corrected if she is wrong, Highway Superintendent Barss and his crew have put in way more than \$10,000 worth of men's time and equipment and everything else. So if we were expected to give \$10,000 towards this project we have already done more than that. Chandler, C. leaves the board meeting at 8:24.

**RESOLUTION # 39- ACCEPT THE RESIGNATION OF KARYN ZANETTI**

Motion: Capasso, C.

Seconded: Cochran, C.

**RESOLVED**, That the Town Board hereby accepts the resignation of Karyn Zanetti as Recreation Director as of January 31<sup>st</sup>, 2017.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler

**RESOLUTION # 40- APPOINT REBECCA SEWELL RECREATION DIRECTOR**

Motion: Capasso, C.

Seconded: Johnson, C.

**RESOLVED**, that the Town Board hereby appoints Rebecca Sewell as Town of Greenfield's Recreation Director.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler

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**RESOLUTION # 41 – UPDATE SECURITY SYSTEMS AT TOWN BUILDINGS**

Motion: Cochran, C.

Seconded: Capasso, C.

**RESOLVED**, That the Town Board agrees to spend funds to update the Security Systems at the Town Garage and Community Center in the amount of \$9479.40.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 42- TEMPORARY POSTING OF TOWN ROADS FOR VEHICLES OVER 4 TONS**

Motion: Capasso, C.

Seconded: Johnson, C

**RESOLVED**, that the Town Clerk give notice of the following:

**NOTICE** is hereby given that pursuant to Subdivision II of Section 1660 of the Vehicle and Traffic Law, the Town Board of the Town of Greenfield hereby directs and orders that all Town roads will be temporarily closed to any and all vehicles having a gross weight of over four tons,

Such temporary restrictions will become effective when notices are posted on the highways and continue until such time as conditions will permit opening.

Further notice is hereby given that any person or persons violating this order shall be subject to punishment as provided in Section 1800 of the Vehicle and Traffic Law

By order of the Town Board

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**TOWNWIDE CLEANUP-** Highway Supt. Barss said that he was looking at the first week in April, due to the Easter Holiday. They will accept electronics, NO Tires or Construction debris. The week will run from April 1<sup>st</sup> to the 9<sup>th</sup>, 2017, including both weekends. It will be open to Town residents only and they must have the Town ID card. No commercial will be allowed.

**RESOLUTION # 43- SET DATES FOR TOWNWIDE CLEANUP**

Motion: Capasso, C

Seconded: Cochran, C

**RESOLVED**, That the Town Board will hold the annual Spring Cleanup from April 1<sup>st</sup> to April 9<sup>th</sup>, 2017, for town residents only with a Town resident card. No tires will be accepted.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**DISCUSSION BROOKHAVEN PARK-** Supervisor Pemrick states that we have some funds left from what was appropriated for the Pavilion area at Brookhaven Park. Restrooms are a must. There is grading that needs to be done and work on the walking trails. Highway Supt. Barss says that we can get power from sources that we already have. The money has been authorized and we are finishing what we wanted to do. We would like to get the power and water there first. He wanted to let the board and residents know that is what they will be working on.

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**SHARED SERVICES AGREEMENT** - Highway Supt. Barss states that he gave a copy to Town Counsel. It is with DOT, it is from the Governor. Town Counsel says the document states a four year agreement but the dates the State has filled in is for 3 years. Other than that there is no legal issues. Highway Supt. Barss says that it should be 4 years.

**RESOLUTION # 44 – ACCEPT THE SHARED SERVICES AGREEMENT FROM NYS DOT**

Motion: Cochran, C.

Seconded: Capasso, C.

**RESOLVED**, That the Town Board hereby accepts the NYS DOT Shared Services Agreement to end 01/31/2021.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**DISCUSSION ADVERTISING TOWN EVENTS-** supervisor Pemrick would like permission to have a discussion with a Media group to help advertise Town Events. Cochran, C. asks if they could come to the Board and let us know what they can do. Capasso, C. thinks it is a great idea. Our new Rec. Director has a page set up and going on Facebook maybe they can work together. Supervisor Pemrick states that he will contact them and set something up.

**DISCUSSION DON YOUNG-** Capasso, C. would like to submit a Resolution of Honor for Don Young. Highway Supt. Barss will speak with the family for information.

**ROADS TO BE PAVED 2017-** Highway Supt. Barss states they are looking at 9.7 miles of roads to pave. That may change as winter budgets are getting low. They would like to do Locust Grove Rd., Brigham Rd., some of Bockes Rd., Squashville and Goose Hollow Roads. They will be scoring roads in the Spring. Duane Wright states that he bad roads are disappearing. In the next year or two full reconstruction of roads will not need to be done. They can concentrate on re-paving. Supervisor Pemrick said that they have done well with their long term plan to identify the roads that needed a lot of work. Louise Rourke, Allen Road, states that she feels the Highway Dept. does a great job on the roads.

**RESOLUTION # 45- AGREEMENT TO SPEND HIGHWAY FUNDS**

Motion: Johnson, C

Seconded: Capasso, C

**RESOLVED**, The Town Board hereby approves te Agreement to Spend Highway Funds for the year 2017 as submitted by the Town Highway Superintendent.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 46 –COMMUNITY CENTER USE REQUEST**

Motion: Cochran, C

Seconded: Capasso, C

**RESOLVED**, That the Town Board hereby authorizes Paul Davis and Saratoga Robotics to use the Community Center on February 11<sup>th</sup>, 2017 and any further meetings.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

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**RESOLUTION # 47- BUDGET AMENDMENT**

Motion: Johnson, C  
Seconded: Capasso, C

**RESOLVED**, That the Highway Budget be amended as followed:  
\$9,635.00 to DA 5110.4.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso  
Noes: None

Absent: Chandler, C.

Monthly Reports were submitted by the Town Clerk, Town Highway, UDAG, Town justices, Building Dept. for December 2016 and Town Supervisor.

**RESOLUTION # 48- GENERAL BILLS**

Motion: Cochran, C  
Seconded: Capasso, C

**RESOLVED**, That the General Bills from # 41- 114 in the amount of \$45, 336.27 be paid.  
Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 49 – HIGHWAY BILLS**

Motion; Johnson, C  
Seconded: Cochran, C

**RESOLVED**, That the Highway bills from #14-31 in the amount of \$121, 823.53 be paid.  
Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 50- PARKS BILLS**

Motion: Capasso, C  
Seconded: Cochran, C

**RESOLVED**, That the Parks Bills from # 16-23 in the amount of \$2045.26 be paid.  
Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 51- UDAG**

Motion: Johnson, C  
Seconded: Capasso, C

**RESOLVED**, That Bill #1-2017 in the amount of \$5750. 00 be paid.  
Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

Highway Superintendent Barss informs the Board that Rock Salt is getting scarce. If the weather stays the same, we may be looking for another source.

On a motion by Cochran C. and seconded by Johnson, C. the meeting was adjourned at 8:45.



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