

May 4th, 2017

A Public Hearing for comments on the 2016 Stormwater Management report was held on May 4th, 2017 with the following members present ;Daniel Pemrick, Supervisor; Daniel Cochran, MaryAnn Johnson and Rick Capasso, Councilmen. Also present were 4 residents. Absent was Walter E. Chandler, Councilman. Supervisor Pemrick opened the Public Hearing at 7:25PM. He asked if there were any comments regarding the report. There being none for or against, the Public Hearing was closed at 7:26PM.

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The Town Board convened as a Board of Health at 7:20 PM to discuss the report of 2 unsafe buildings that were submitted by the Code Enforcement Officer. A house at 92 Ballou Road was damaged from a fire and a building at 7 Lake Desolation Road is in disrepair with a partially collapsed roof. On a motion by Capasso, C., and seconded by Johnson, C. the Town Clerk was directed to send a Notice of Unsafe Building to the property owners and that a hearing be scheduled for 7:20PM on June 8th, 2017.

The regular meeting of the Town Board was held on Thursday May 11th, 2017, with the following members present: Daniel Pemrick, Supervisor; Walter E. Chandler, MaryAnn Johnson and Rick Capasso. Also present were Highway Superintendent Walter Barss and approximately 10 residents. Absent was Daniel Cochran, Councilman. On a motion by Capasso, C., and seconded by Johnson, C., the minutes from April 13th were approved by all Board members present.

Quarterly Ambulance reports were received from Jessup's Landing and Wilton EMS.

Supervisor Pemrick acknowledged Town (Municipal) Clerk's week May 7th – May 13th and thanked Louise Okoniewski, Town Clerk; Karen Downen, Deputy Town Clerk and Retired Town Clerk, MaryAnn Johnson for all their hard work and dedication. He appreciates the duties and extra projects the Town Clerk's takes on and MaryAnn Johnson is very valuable as Town Councilman.

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PRESTWICK CHASE PUD AMENDMENT- Supervisor Pemrick states that the revisions to the PUD would like to shift the focus of development in the PUD from senior housing and mixed use to single family use. The proposed revisions amend Section IV(B) by deleting the reference to 284 additional senior apartments in two-story residential and three-story mixed use buildings. The revised Section would provide up to 236 housing units consisting of one and two story buildings, including single family buildings may be constructed. The other significant change would be a build out time period from 60 months to 72 months. Supervisor Pemrick asks Fred McNeary Jr. in the current PUD Section V has a number of mixed uses Bank, Flower Shop, etc. Mr. McNeary explains that some services are pre-existing. Supervisor Pemrick asks if any of these will be going on in the new section? Mr. McNeary explains that as people age in place they may have home care, but that has nothing to do with Prestwick Chase or our community, they contract on their own. That is in there so the Town is aware of what is going on at the property. Supervisor Pemrick states that Mr. McNeary would like to leave them intact as they are. Mr. McNeary says yes, they have no intention in going into the Home Care business. Johnson, C. asks that in one of the three story buildings, in the center you were going to have a barber shop, gift shop and that type of thing so now you aren't going to do that. Mr. McNeary states no, they presently have a barber shop, gift shop etc. in the main building. Supervisor Pemrick asks the rational for the additional two years. Mr. McNeary states that they looked at instead of building a larger three-story building that had multiple units in it, these are going to be single units and may need extra time. It works out to 20-30 units a year. They didn't want to get to the end of the original term and find out that they need more time. They thought they would ask for additional time now. Capasso, C. asks what did it change to? Supervisor Pemrick states it would change from 60 months to 72 months, one year. Mark Schachner states that it would start this year not back in 2015, if the amendments as requested are approved. Supervisor Pemrick states when eventually this becomes approved. Capasso, C. says from day one. Town Counsel states actually it is not from when it is initially approved, it is when the first building permit is issued. The 2015 amendment the five year period is triggered by the first building permit, the applicant is proposing the same trigger which is the initial building permit, just 6 years instead of 5 years. Mr. McNeary states that they are hoping to be completed before that, especially with possibility of interest rates going up. The sooner they get going the better. He doesn't foresee coming back to the Board after 72 months.

RESOLUTION #79- ACCEPT PROPOSED ZONING CHANGES TO PRESTWICK CHASE PUD

Motion: Johnson, C.

Seconded: Capasso, C.

RESOLVED, That the Town Board hereby accepts the proposed Zoning changes to the Prestwick Chase PUD and refers it to the Planning Board and the County Planning Board for their review and recommendation.

VOTE: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

ZONING BOARD VICE CHAIRMAN- Supervisor Pemrick states that we have 2 ZBA members that are interested in the position, Joe Szpak and Laura Sanda.

RESOLUTION # 80- APPOINT ZBA VICE CHAIRMAN

Motion: Johnson, C.

Seconded: Chandler, C.

RESOLVED, That the Town Board hereby appoints Joe Szpak as Vice Chairman to the Zoning Board of Appeals.

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VOTE: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

DISCUSSION BROOKHAVEN PARK- Supervisor Pemrick states that the weather is improving and we need to get going on the Pavilion area. We have about \$28,000 left from the monies that we were authorized to spend. Capasso, C. asks about restrooms. Supervisor Pemrick states there is a great deal of ground work that needs to be done. If we want to make it a usable sight this summer he suggests that money be re-directed to that type of work. Capasso, C. asks then porta-potties for this year? Supervisor Pemrick says yes temporary for this year. The Board feels that way the sight can be used. The Supervisor says that we are going to have events there and this will get us through the summer. We can get the Community used to the idea that this facility will be available. We have some plans and event for the end of October, the Recreation Director will talk about that. Supervisor Pemrick asks Highway Supt. Barss some of the things that need to be done so it can be used. Highway Supt. Barss states that he thinks that we should take the plan that we have and work around that, the sight where the restrooms will be, the playground area, final grading and get some grass growing. We need to work on the trail around the area, and we need some grills for people to cook on. Supervisor Pemrick asks if we should think about getting someone to do this? It is a lot of extra work. Highway Supt. Barss states that if we are looking to have this done by the middle of June we will need some help. Capasso, C. asks what it would cost for a landscaping company to come in and take care of some of that. Johnson, C. says that it would be expensive. Highway Supt. Barss concurs we will not have enough money for that. Chandler, C. states that if we are patient then we can do it ourselves. Highway Supt. Barss states that he can start. Johnson, C. adds that we should give that a try and see where it goes. Highway Supt. Barss says that will be fine. Johnson, C. states that we don't have anything definite until Fall to use that area. Chandler, C. asks if he would like us to come and help. Highway Supt. Barss states he would like to have every one of us there. Supervisor Pemrick says that we will get this project going as there is expectation that this will be used for the Community.

SOFTWARE PROGRAM FOR THE BOOKKEEPER- Joan Stunzi, Bookkeeper presents a proposal to the Town Board for a new software program. She has had the present system for 15 years and it has become restrictive. We have had a lot of issues with corruptive data, and the software is so old that it cannot be upgraded. It is not serving the purpose and it has caused a few problems. She has been working with Tom Bodden from the Association of Towns, and he provides accounting services to Towns. He did work for the Town of Corinth and surrounding Towns. These Towns have this new software package. There is local support and the ability to network with other people in the area that use this program. There is nothing like being able to ask a question locally to get an answer. She feels that this is well worth the price after all this time. It will keep us current and up to date and it is user friendly. Supervisor Pemrick asks the timeframe. Joan Stunzi states a couple of months when we get it. We need time to make sure that the data that we have is correct because that will go into the new system. Supervisor Pemrick asks about training. Joan states that Mr. Bodden and people from the company will train and she will have that resource. Johnson, C. asks if it a multi-user software so that her clerk can use it. Joan Stunzi states yes that up to five people can use it. Johnson, C. states that the annual support fee is a lot less than what we are paying now. Joan states that the local support will be more productive. Johnson, C. states that this is long overdue.

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RESOLUTION # 81- AUTHORIZE PURCHASE BOOKKEEPER'S NEW SOFTWARE PROGRAM

Motion: Johnson, C.

Seconded: Capasso, C.

RESOLVED, that the Town Board hereby approves the new software package for the bookkeeper from Enhanced Business Systems in the amount of \$9235.00. A new system is long overdue and local support will enhance productivity.

VOTE: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

RESOLUTION # 82- TRANSFER OF FUNDS

Motion: Johnson, C.

Seconded: Capasso, C.

RESOLVED, That the Supervisor be authorized to make the following Transfer of Funds:

\$5999.60

From: CR1990.4

To: CR7110.2

VOTE: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

Monthly reports were submitted by the Town Clerk, Town Justices, Highway Dept., Supervisor's Financial Report, Parks and Dog Control.

RESOLUTION # 83- GENERAL BILLS

Motion: Johnson, C.

Seconded: Chandler, C.

RESOLVED, that the General Bills # 243-331 in the amount of \$51,359.30 be paid.

VOTE: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

RESOLUTION # 84- HIGHWAY BILLS

Motion: Johnson, C.

Seconded: Capasso, C.

RESOLVED, that the Highway Bills from #83-102 in the amount of \$23,792.93 be paid.

VOTE: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

RESOLUTION # 85- PARKS

Motion: Chandler, C.

Seconded: Capasso, C.

RESOLVED, that the Parks Bills # 69-104 in the amount of \$38,513.30 be paid.

VOTE: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

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On a motion by Chandler, C. and seconded by Capasso, C., the Board adjourned to Executive Session at 7:59 PM to discuss personnel matters. Town Clerk was not present for session, no minutes were filed. On a motion by Capasso, C. and seconded by Chandler, C. the Board returned to regular session at 8:08 PM.

RESOLUTION # 86- INCREASE TOWN ASSESSOR SALARY

Motion: Johnson, C.

Seconded: Chandler, C.

RESOLVED, that the Town Board hereby increases the Town Assessor's salary \$2000.00 due to increased responsibilities in maintaining the tax rolls at 100% and increased responsibilities for maintaining the 911 Emergency numbers for the Town of Greenfield. The Assessor's Clerk will be paid a stipend of \$1000.00 for helping to coordinate the 911 emergency numbers between the Town of Greenfield and County Emergency Management.

VOTE: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

On a motion by Chandler, C. and seconded by Johnson, C. the meeting was adjourned at 8:12PM.

TOWN CLERK

DRAFT