

The regular meeting of the Greenfield Town Board was held on April 13<sup>th</sup>, 2017 with the following members present: Daniel Pemrick, Supervisor; Daniel Cochran, MaryAnn Johnson and Rick Capasso, Councilmen. Absent was Walter E. Chandler, Councilman. Also present were Mark Schachner, Town Counsel; Walter Barss, Highway Superintendent and approx. 10 residents.

The meeting was called to order at 7:30 by Supervisor Pemrick with a pledge to the flag. A correction was made to the April 9<sup>th</sup> minutes, changing “regular” to “special” meeting. On a motion by Capasso, C. and seconded by Johnson, C. the minutes from 3/9/2017 and 4/6/2017 were approved as submitted by all Board members present.

**RESOLUTION # 60- GRANT COMMUNITY CENTER REQUEST**

Motion: Johnson, C.

Seconded: Capasso, C.

**RESOLVED**, That the Town Board hereby grants permission to Cub Scout Pack 18 – Den 4 use of the Community Center on Monday nights, 6:30 PM – 7:30PM, from April 2017 to June 26, 2017 with the exception of April 17 and 24<sup>th</sup>, 2017.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**Letter of resignation** from Nancy Kmen as member of the Environmental Committee.

**DISCUSSION OF THE MEETING OF THE BOARDS-** Supervisor Pemrick asks if anyone has comments from the April 6<sup>th</sup> meeting of the all the Boards. Tonya Yasenchak, Planning Board Chair, states that we talked about a lot of things, most were from last year’s meeting. She asks if we could start delegating responsibilities from some of the items that were discussed, from all of the Boards as well as from Town Counsel so we can take action. We felt that having forms on line would help the Land Use Boards and would help the Building Dept. She asks Town Counsel about delegation of responsibilities for someone to format those forms. Supervisor Pemrick says that if by forms we mean applications. The Town Board has begun looking at job descriptions for a point 5 position for that office. He has letter from a Professor at Clarkson University working out of Union College who is looking for Internships with local governments. She is asking for a job description of exactly what we are looking for. That description will be posted at her office, Professional Programs, Associate Director of Outreach Professional Programs. Students look at these postings on a regular basis. It would be our intentions to have someone work with us for a year, as these internships are that for that length of time. We could develop a system of monitoring and place that on line. The Planning and Zoning Board Chairs would have input on that development and we will start on that as soon as we can. Tonya Yasenchak states that Mr. Streit, Planning Board member, feels there may be possibilities at Skidmore for students attending there.

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Supervisor Pemrick says that we will accept assistance from where ever we can. He asks Duane Wright about a Greenfield resident who will be attending Clarkson and we have spoken to her about an Internship with the Town, she has helped us out before. T. Yasenchak states that it has been a week since we had the meeting and we continue to have miscommunication between the Planning Dept. and Planning Board. Having lists, something that people could go to would be very helpful, the sooner the better. T. Yasenchak asks if the Town has an official name for the Zoning Code Revision Committee that will be starting soon. She would like an advertisement for interested parties who would like to be on that Committee. Johnson, C. says we called it the Zoning Review Committee. Supervisor Pemrick says that would be fine. The advertising would be for people in the community that would be interested in joining. T. Yasenchak says that she would like to give the opportunity to the Community to be involved. It would be more open minded and not just those who are on one of the Boards, we would be open to new perspectives and community involvement.

PRESTWICK CHASE- Modify PUD- Luigi Palleschi introduces himself as an engineer with ABD Engineers who have been working on this project since 2013. When they became involved the PUD was amended to allow 2 and 3 story apartment units. It took a couple years to get through the Planning and Town Boards to get that PUD amendment. They are here tonight to amend the PUD once again. They would like to amend to remove the 3 story units. He points to a map showing where the 3 story units were clustered. He states that they would like to develop a single family living style for the Prestwick Chase facility. They are still proposing the 2 story, 8 unit buildings. They would like to develop a couple areas with senior living, single family houses. It would be for 55 and older. There are active seniors who look at Prestwick Chase, like the facilities and amenities that Prestwick Chase has to offer but they want that extra space. Not a common wall. This would provide a little backyard and side yard area. It would be set up to be a walking community as well. They would have porches facing the road and garages along the back that they would access from their units. Other changes from the last PUD, is they are still proposing a Community Room. Mr. Palleschi indicates where they would like to move it from the middle of the area to the front. The residents would not have to go offsite to a Doctor or Chiropractor, they would go to the Community Room. In addition to this PUD they would like to add garage spaces. There is overflow parking around the existing Prestwick Chase facility and they are proposing one 12 stall garage and another 6 to 8 stall garage. They were proposing 284 units, now we have a proposal of 221 units. They are reserving some area for future development up to the 284 that was approved. They would like to ask for an amendment to remove the 3 story and to develop a single family one and two story community to meet the goals that Seniors are looking for today. They are finding that Seniors want to downsize, but would like to keep space around their building and be close to their family and friends. Fred McNeary, Jr. states that he is looking for something that the younger Senior could identify with, a true neighborhood with a front porch and picket fence. The houses would be close together, but independent. At the Planning Board workshop they discussed square footages. These units would be 16 to 22 hundred square feet. They would be on a slab or a crawl space, there is no storage. People have ambulatory issues where they cannot get upstairs to the bedrooms, but they don't want to leave the home. Here the living quarters would be on the first floor, master bedroom, bathroom, kitchen and great room. Second floor may have 1 – 2 extra bedrooms for storage or family to visit. That is the thought process for this community. They have cottages now, but the residents say they feel isolated from the services. This new style community would have walking paths and keep residents close to services and friends. They looked at Saratoga architecture and would like to go for curb appeal, nice landscaping, tree lined paths and focus on care-free living. Supervisor Pemrick asks to clarify that what is in yellow on the map is part of the new proposal. Mr. McNeary says yes. Supervisor asks if they are

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maintaining some of the 2 and 3 story buildings. Mr. McNearly states no 3 story buildings. Mr. McNearly points out that at a nearby Bed and Breakfast, the customers like to look out at the front yard of Prestwick Chase. The porch lights from the existing buildings can be seen. The garages that are planned would block some of those lights. Capasso, C. asks Mr. McNearly, basically they want to change the 3 story units to the singular that is the only thing you want to do. Mr. McNearly says that is it. Everything else is the same. All the language that is in the PUD from before, was in there because they have been in operation for 20 years. They have physicians that come in, visiting nurses, physical therapists to give services to the residents that are in the existing building. He is not planning on having space or buildings put up where a Doctor or Chiropractor can put a sign up and operate out of there. They want in the language that it is already onsite. Supervisor Pemrick agrees. Mr. McNearly states that it would be 2 story individual. Mr. Palleschi points out on the map where they have changed the 3 story to the 2 story multi-family and the out skirts would be the single family which would be in character with the single family houses that surround the area. It is a better proposal and less effect on the neighbors. Supervisor Pemrick asks if they have an amended copy of the PUD and if the changes are delineated clearly in this application. Mr. McNearly's attorney states they are not redlined but they are significant. He can provide redlined copies. Supervisor Pemrick states that the Board will need that. They would like to look at that before the Board accepts the application as well. That would put this off to the May meeting before we can accept this application. Mr. McNearly's attorney states that he will give Town Counsel a copy. Supervisor Pemrick asks the Board if they have any further comments. He states that he likes the concept, it looks very nice and likes the neighborhood design and looks forward to reviewing the amended version and discussing it in May. Tonya Yasenchak, Planning Board Chair, asks that for the record and the audience as well as the applicant, could the process be explained that the Town goes through when reviewing an amendment to the PUD. Mark Schachner, Town Counsel explains that there are mandatory referrals to the Town Planning Board and the County Planning Board. The Town Planning Board has served as the agent for Environmental Quality Review Act (SEQRA) as lead agency. They would have to look and see that there are no new or different adverse environmental impacts that were not previously identified. And then at some point it comes back to the Town Board for action. Tonya Yasenchak states that it comes to the Town Board for the PUD amendment, the Planning Board is the lead agent for SEQRA. Counsel Schachner states that is in the PUD itself. The local law establishing the Prestwick Chase Planning and Development has in it that the Planning Board will serve as lead agent. T. Yasenchak states that the Planning Board reviews it, gives an advisory opinion back to the Town, after the different details are worked out with the applicant. And the Town votes and can make a determination on the PUD. But it does not give them a right to develop yet, they still have to come back before the Planning Board for Site Plan review. Town Counsel Schachner states all of which is in the PUD Local Law. There is also a County Planning Board opportunity as well. T. Yasenchak thanks Town Counsel Schachner.

**RESOLUTION #61- RESIGNATION OF ZONING BOARD CHAIR**

Motion: Johnson, C.

Seconded: Capasso, C.

**RESOLVED**, That the Town Board hereby accepts the resignation of Kevin Veitch as Zoning Board Member & Chair.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

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**RESOLUTION # 62- APPOINT NEW ZONING BOARD CHAIR**

Motion: Cochran, C.

Seconded: Capasso, C.

**RESOLVED**, That the Town Board hereby appoints Denise Eskoff Zoning Board Chair, term to expire 12/31/2017.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 63- APPOINT ALTERNATE ZONING BOARD MEMBER**

Motion: Capasso, C.

Seconded: Cochran, C.

**RESOLVED**, that the Town Board hereby appoints Neil Toussaint as alternate member of the ZBA to fill the unexpired term of Andrew Wine, term to expire 2/16/2021.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 64- REAPPOINT MEMBERS TO THE PLANNING BOARD**

Motion: Cochran, C.

Seconded: Capasso, C.

**RESOLVED**, That the Town Board hereby appoints Nathan Duffney as Planning Board member, term to expire 6/2023 and John Streit as Planning Board member with term to expire 6/2024.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

Greenfield Historical Society - Town Clerk advised that the Board members had all received a copy of the letter from the Historical Society looking for permission to use Middle Grove Park again this year for the Farmers Market. They also asked for permission to use the Caboose and surrounding area for the annual Caboose Day celebration on Aug. 12<sup>th</sup>, 2017. Board members all in favor of allowing the use of the facilities. The Town Board has also budgeted for a \$1,000 donation to the Historical Society of for the past few years and were in agreement to do the same this year.

**RESOLUTION # 65 –USE OF PARKS BY THE TOWN OF GREENFIELD HISTORICAL SOCIETY**

Motion: Capasso, C.

Seconded: Johnson, C.

**RESOLVED**, that the Town Board grants permission to the Town of Greenfield Historical Society use of Middle Grove Park Friday nights from June to September for the Farmers Market, and use of King's Station Park on August 12, 2017 for their annual Caboose Day and Car Show.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

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**RESOLUTION # 66- CONTRIBUTION TO GREENFIELD HISTORICAL SOCIETY**

Motion: Cochran, C.

Seconded: Capasso, C.

**RESOLVED**, that the Town Board hereby approves the \$1000.00 contribution to the Town of Greenfield Historical Society as budgeted.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 67 – CONTRIBUTION TO FRIENDS OF THE KAYDEROSSERAS**

Motion: Capasso, C.

Seconded: Cochran, C.

**RESOLVED**, That the Town Board hereby approves the \$500.00 contribution to the Friends of the Kayderosseras as budgeted.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 68- CONTRIBUTION OFFICE OF THE AGING**

Motion: Capasso, C.

Seconded: Cochran, C.

**RESOLVED**, That the Town Board hereby approves the request from the Office of The Aging for two \$50.00 gift certificates for the Haven Tee Room at the Brookhaven Golf Course for the 35<sup>th</sup> Annual Senior Citizens Luncheon on May 19<sup>th</sup>, 2017.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 69 – ADVERTISE PUBLIC HEARING FOR MS4**

Motion: Capasso, C.

Seconded: Johnson, C.

**RESOLVED**, that the Town Board authorizes the Town Clerk to advertise a public hearing for the MS4 report on May 4<sup>th</sup> at 7:25 PM at the Town Hall.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 70- VOLUNTEER FIREFIGHTERS HEALTH LAW**

Motion: Cochran, C.

Seconded: Capasso, C.

**WHEREAS**, it is firmly established in the occupational medicine literature that firefighters are exposed to many known and suspected carcinogens every time they respond to a fire scene. Numerous studies have measured levels of chemical carcinogens at structural and vehicles fires and from the personal protective clothing of firefighters at concentrations that are considered hazardous and well in excess of permissible workplace levels. These carcinogens include polycyclic aromatic hydrocarbons (OAHs) in soot and tars; benzene; formaldehyde; 1, 4-butadiene; arsenic; polychlorinated biphenyls (PCBS); dioxins; asbestos ; and diesel engine exhaust.

**WHEREAS**, the uncontrolled environment conditions that occur during the knockdown and overhaul phases at fire scenes guarantee that firefighters are routinely exposed to these toxic chemicals.

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So it's not surprising that studies of cancer in career firefighters find significant associations between firefighting and certain forms of cancer. The evidence is strongest for increased risk of brain, digestive tract (colorectal, stomach), genitourinary tract (bladder, kidney, testicles, prostate), lympho-hematopoietic ( leukemia, non-hodgkin's lymphoma, multiple myeloma), skin (melanoma) and lung cancers among volunteer firefighters. The current presumptive cancer bills covering career firefighters were built on the results of these studies. Why don't we have the same coverage for our volunteers?

**WHEREAS**, there are 110,000 reasons why our volunteers should have presumptive cancer coverage. Presumptive cancer legislation is the top legislative agenda for New York's volunteer firefighters and the volunteer fire service of the Town of Greenfield. The Town of Greenfield urges our county and state legislators to support this bill. Volunteer firefighters did not volunteer to get cancer!

**RESOLVED**, That the Town Board approves the Town of Greenfield's support to the New York State Senate, New York State Assembly and the New York Governor to pass the Cancer Presumptive Bill That would extend the existing Volunteer Firefighter's Benefit Law to cover all instances of disease related to deadly carcinogens exposed at the fire scene as well as carcinogens at structural and vehicle fires and concentration of chemicals on personal protective clothing.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 71- ADJUSTMENT OF SALARY RECREATION DIRECTOR**

Motion: Capasso, C.

Seconded: Johnson, C.

**RESOLVED**, that the Town Board hereby approves Rebecca Sewell, Recreation Director, to be paid \$15.43 per hour, 90% of the established rate of pay for the remainder of the probationary period.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 72- RATE OF PAY FOR PLANNING AND ZONING BOARD CHAIRS**

Motion: Cochran, C.

Seconded: Johnson, C.

**RESOLVED**, that the Town Board hereby sets \$75.00 as rate of pay per meeting for the Planning Board Chair and the Zoning Board Chair.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 73- TRANSFER OF FUNDS**

Motion: Johnson, C.

Seconded: Capasso, C.

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

\$ .64	From: A1010.2	A1010.4
\$175.00	From: A5132.4	A1910.4
\$537.86	From: A1310.4	A1310.2

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

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**Monthly reports** were received from Town Clerk, Highway, UDAG and Supervisor.

**RESOLUTION #74 - GENERAL BILLS**

Motion: Johnson, C.

Seconded: Cochran, C.

**RESOLVED**, That the General Bills, #174- 242 in the amount of \$38,440.40 be paid.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 75- HIGHWAY BILLS**

Motion: Cochran, C.

Seconded: Capasso, C.

**RESOLVED**, that the Highway Bills # 55-82, in the amount of \$155,665.08 be paid.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 76- PARKS**

Motion: Capasso, C.

Seconded: Cochran, C.

**RESOLVED**, that the Parks Bills # 45-67 in the amount of \$10,720.00 be paid.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION #77- UDAG BILL**

Motion: Capasso, C.

Seconded: Johnson, C.

**RESOLVED**, that UDAG bill # 2-2017 in the amount of \$2132.30 be paid.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

**RESOLUTION # 78- APPOINT ZONING MEMBER TO FILL TERM**

Motion: Johnson, C.

Seconded: Capasso, C.

**RESOLVED**, that the Town Board hereby appoints Andrew Wine to fill the unexpired term of Kevin Veitch, term to expire 2/16/ 2018.

Vote: Ayes: Pemrick, Cochran, Johnson, Capasso

Noes: None

Absent: Chandler, C.

On a motion by Cochran, C. and seconded by Capasso, C. the meeting was adjourned at 8:15 PM.

