

August 10<sup>th</sup>, 2017

The regular meeting of the Town Board was held on August 10<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; Walter Barss, Highway Superintendent and 3 residents.

The Board convened as a Board of Health at 7:25 PM.

Unsafe Building 7 Lake Desolation Road- Supervisor Pemrick states that Jack Baugh has notified him that he is waiting for word from his attorney on an update for the property which would include the scheduling of the referee's meeting. Supervisor Pemrick states that although we are past our 60 days, he is in communication with the Town. The Town Board agrees to table any action on 7 lake Desolation Rd., and grant Mr. Baugh 30 days until our September meeting. The Board of Health meeting closes at 7:27.

Supervisor Pemrick asks the Board to move forward with the Town Assessor, Lorraine Fiorino's presentation of a Town Revaluation, and then open the regular meeting. Lorraine Fiorino, Town Assessor, explains that the Town has not had a town wide reval since 2007. All the Board members have a packet that she has provided. Pros of a revaluation is there's equity in the assessment role; properties with similar market values should pay similar taxes; it gives taxpayers confidence that at 100% is what their property should get on the open market; equalization of less than 100% means a higher tax rate and we pick up a larger portion of the levy. Assessed values and market values are now on the tax bills, which make it more transparent to the taxpayer. Cons are fighting the public perception that the Town needs more money. She informs the Board that there is a cost to do this and feels that we should think ahead. Supervisor Pemrick asks the Assessor to explain why she feels that it is necessary now after 10 years to have a revaluation. The Assessor states that we have been in a flat market and we have been able to hold on to the 100%. She is hoping to hold on to the 100% in 2018 but does not see it going to 2019. Supervisor Pemrick asks why we are not able to. The Assessor explains that the market is going up. She can assess new construction and something that did not have a permit, but she cannot assess a pickup in the market. She can only do that if she is in a reval project with the State. Supervisor Pemrick asks that you need a rational for each property. The Assessor says yes, you need a reval of all properties in order to pick up the market changes. She provides information that explains that your assessment may go up and the taxes go down. Capasso, C. asks her to explain what a levy is. The Assessor explains that a levy is the amount of taxes that has to be raised by the local government to pay for services. Capasso, C. asks if that is a fixed figure. Supervisor Pemrick states that

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when we do the budget that is the levy. Lorrain Fiorino explains that she has nothing to do with the levy. That is determined by the Schools Boards, Town Boards, etc. The Assessor explains that you take the total assessed value of the Town, divide that by the tax levy and that is how you get the tax rate. Discussion takes place between the Assessor and Board members on levies, tax rates, assessments and budgets. Lorraine Fiorino, Assessor, reminds the Board that if they would like to move forward, it needs to start a year before the revaluation is done. This is just informational and the Town can save for this. Supervisor Pemrick states that if we do this we can have a public information session. The Assessor explains that impact notices need to be sent out months in advance and Public Hearings need to be done. Supervisor Pemrick thanks the Assessor for the information.

The regular meeting of the Town Board opens at 7:46 PM with the Pledge to the Flag.

Appoint Part Time Code Enforcement Officer- Supervisor Pemrick states that interviews were held for the Part Time Code Enforcement Officer position. The decision was made that Robert Gizzi, is currently working for the Town in that position 10 hours a week. They are going to increase his hours to 18 hours, 3 days a week. His duties have been expanded specifically which the Board members have received. He will continue with Code Enforcement; working with the Firemen to establish Lock boxes on businesses; he will investigate reported violations and visit those sights, determine if there is a violation and file the proper paperwork. These extra duties will allow either himself or Gerry McKenna to assist in the Planning Board and ZBA's Application process. This will improve, enhance and clarify the concerns expressed by those Boards. Johnson, C. states to her that is the most important. We have to make sure that process is taken care of.

**RESOLUTION # 102 – Extend the current Part Time Code Enforcement position to 18 hours**

Motion: Capasso, C.

Seconded: Johnson, C.

**Resolved,** That Robert Gizzi be appointed Part Time Code Enforcement Officer, increasing the hours from 10 hours per week to 18 hours, 3 days per week at the current rate of \$25.06 per hour, following the guidelines set forth in the job description & memo provided to the Board members and Code Enforcement Officer.

Vote: Ayes: Pemrick, Cochran, Chandler, Johnson, Capasso

Noes: None

Update Code Revision Committee- Cochran, C. states that dates were set up for the Committee to meet. The Committee would like to re-establish the dates to meet. What he has laid out with their concurrence is to focus on Open Development. He feels that they need to put the language into it, and they have other items also. He asks if the Supervisor has anything to add on the presentation at the Community Center and if the CDTC has options or availability of services to render such as the code language. Johnson, C. states that we would have to apply and hopefully get a grant through them to be a part of that. Cochran, C. states he would like to have input from the Board what has been laid out is what the Board wants to do. He would like the Board to say that Open Development is good, let's move onto other things in the code language. He would like some input, he doesn't want to free wheel with the PB Chair and try to figure out what the TB wants to do. Capasso, C. asks when the next meeting is. Cochran, C. states that he will send an e-mail to let him know. Everyone is welcome to come. It is important to the Town that we frame all of this out. Chandler, C. says that is a good point. Johnson, C. states that it is also important that we work on the things that the Planning Board and the Zoning Board

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need so they can look at the applications properly. There are specific items that they said they need us to look at. Cochran, C. concurs. Johnson, C. states those are the items that we need to look at. Supervisor Pemrick says that is on the list. Cochran, C. states that he will e-mail everyone the list and he would like information on those items. There's noise ordinance; Open Development, which he feels is important, because it affects the Planning and Zoning Boards, other people and the community. Chandler, C. states that we need to help the Committee. Cochran, C. states all of these are very important to the Town. Supervisor Pemrick states we depend on the Planning Board and Zoning Board to do the nuts and bolts of those things. When they give us a recommendation, he can't remember a time when the Board did not follow it. What they are currently working on for the Town's behalf was generated by them. We encourage them to tackle those. If they need help from us, outside advice, outside writers to produce those new codes, we will be happy to provide those. Cochran, C. agrees. He is working with the Committee on every level, however they are looking at him when he comes to the meeting as to say what are they doing next. Maybe he doesn't need to show up. That is what everyone is doing. Either he is going to take control like he did with the windmills or tell him to stay home and let Tonya and the Committee develop it. If that is what the Board wants, he has no problem with that. There are no indications from the Supervisor what you want him to do, no direction, nothing to say what is important. He feels that it is all good, and wants to be in on that, but his roll and responsibility is not defined. Supervisor Pemrick states that he will set up a meeting with Tonya and Denise, (PB and ZBA chairs), get an idea what is on their minds concerning this and he will let everyone know when the meeting will happen. He invites the Board members to attend. Chandler, C. states that is what Dan Cochran is bringing to the table. Cochran C. states he does not know where to go with this. Chandler C. states he is bringing it to the Board and it is our job to work with him, just because he is the liaison, the Board has to work with him on his behalf. Councilman Cochran leaves the meeting at 7:56 PM. Capasso, C. asks why the Code revisions can't be written. Supervisor Pemrick states that it is hard and takes a lot of research. Johnson, C. concurs. Supervisor Pemrick continues that the Committee told us what they wanted to work on. He will meet with them. If there is a road block from them from their perspective, he will work with them. Chandler, C. states there is a road block. Supervisor Pemrick states that he hasn't heard of one. Chandler, C. states that the things they are asking for isn't happening. Supervisor Pemrick states that we should find out. Capasso, C. states that we tackled Solar when it was on the table and he feels that it is the Open Development that is causing Councilman Cochran some issues, we have to look at it. Chandler, C. asks how we move forward. Johnson, C. asks the Supervisor if he is going to speak to the 2 Chairmen to see what they have to say. Supervisor Pemrick states he will speak to them, and get their ideas on what they want to do and how they want to do it. He will let the Board know when he will be meeting with them and we will go from there. Chandler, C. states that he had a discussion with the Planning Board Chair and she feels that nothing is happening with what they are bringing and needs help with them. Supervisor Pemrick states that he has not seen anything yet. Chandler, C. states they don't have anywhere to turn for an answer. The codes have to be fixed so there is an answer. Capasso, C. asks which code they are referring to. Chandler, C. states we had a meeting directly with them, they listed the topics. Johnson, C. states that we all agreed at that time that sounded good and if they wanted to start proposing items and get those together, we would help them out. Get it to us and we will move forward and get those changed, but we have not seen anything. One of the items was they wanted complete applications, we are working on that with Code Enforcement, so hopefully they won't receive an application that is not complete. To what the Supervisor said, we have not seen any language to look at, so talking to them and finding out where the road block is so we can move forward is the best way to go.

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Environmental Commission Appointment- Ken Blom, Environmental Commission Co-Chair, would like the Town Board to appoint Casey Holtzworth to the Commission to replace Nancy Kmen's position. He has experience in the Conservation field and that he would be a great addition to the Town of Greenfield.

Motion: Capasso, C.

Seconded: C. Johnson, C.

**RESOLUTION #103- Environmental Committee Appointment**

**Resolved**, That the Town Board hereby appoints Casey Holtzworth to the Environmental Commission.

Vote: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

Cystic Fibrosis Foundation- Supervisor Pemrick states that the Cystic Fibrosis Foundation has asked permission to use the Middle Grove Park for a Bike Ride on September 10<sup>th</sup>, and have provided a map of their route. This is the weekend of The Town Wide Garage Sale. They would like to use Middle Grove Park and King's Station as rest stops. They have held this Charity ride on this weekend in the past, but was unaware they needed to fill out an application.

**RESOLUTION #104- Grant Permission to the Cystic Fibrosis Foundation**

**Resolved**, that the Town Board hereby grants permission to the Cystic Fibrosis Foundation to hold their annual Bike Ride on September 10<sup>th</sup>, 2017 and use Middle Grove Park and the Caboose area at King's Station for rest stops.

Vote: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

Planning Board Resignation- Supervisor Pemrick states Tonya Ysenchak, Planning Board Chair, has submitted a resignation letter from Dr. John Streit who has been a member of the Planning Board since 2006. She would like to move the alternate, Robert Roeckle, to his position. She would like to advertise for the open position and be a part of the upcoming interviews.

**RESOLUTION # 105- Accept Resignation of Dr. Steit and Advertise for Opening**

Motion: Johnson, C.

Seconded: Chandler, C.

**Resolved**, that the Town Board hereby accepts the resignation of Dr. John Streit and directs the Town Clerk to advertise for an opening on the Planning Board.

Brookhaven Park & Golf Course Report- Duane Wright, Deputy Highway Superintendent, states that the recent heavy storm on August 3<sup>rd</sup>, washed away the walking bridge on the 9<sup>th</sup> hole. The Highway Dept. re-secured the bridge, and feels that all the bridges should be looked at. Supervisor Pemrick states we are waiting for figures on the 18<sup>th</sup> because if we have the Nordic events we want them safe. Capasso, C. asks how many bridges do we have. Duane Wright states that we have 5 and would like to make sure they are safe for everyone and should be examined especially for larger Town sponsored events such as the 5K race in the fall. He is looking for grants to help with that. Chandler, C. asks if some of them can be replaced with culverts. Highway Superintendent, Barss states they have been looking into that, and he will be working with Steve Schriber to clean up the trails. Supervisor Pemrick states that there will be a meeting on August 28<sup>th</sup> at 4:30 to walk the trails to get ready for the 5K race. All are welcome.

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Recreation Report- Supervisor Pemrick states that Recreation Director, Rebecca Sewell, has requested to sell some recreation items at the Town Wide Garage sale. She's been cleaning the Pavilion at the Porter Corners Park and there are wooden bows, Foosball tables, Air Hockey table, toy items and a metal cabinet.

**RESOLUTION # 106- Declare Recreation Items as Surplus**

Motion: Johnson, C.

Seconded: Capasso, C.

**Resolved,** that the Town Board declares 30 Wooden Bows, 2 Foosball tables, 1 Air Hockey table, a metal cabinet and small toys as recreational surplus items and can be sold at the Town Wide Garage Sale. Any proceeds will go to the Youth Committee Equipment Fund.

Vote: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

**Monthly Reports** were submitted by the Town Clerk, Highway Superintendent, Town Justices and Supervisor's Financial Report.

**RESOLUTION # 107- Transfer of Funds**

Motion: Johnson, C.

Seconded: Capasso, C.

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

\$ 5714.74	From: CR 1990.4	To: CR 7180.4
\$ 35.68	From: CR 7110.41	To: CR 7110.4
\$16,249.54	From: A 1990.4	To: A 7140.2
\$ 281.11	From: A 1990.4	To: A 7140.4
\$ 646.60	From: A 8015.4	To: A 8020.4
\$ 7.72	From: A 1220.4	To: A 1310.4
\$ 122.66	From: A 7310.2	To: A 7310.1
\$ 2054.88	From: DA 5130.4	To: DA 5140.4

Vote: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

**RESOLUTION # 108- General Bills**

Motion: Capasso, C.

Seconded: Johnson, C.

**Resolved,** that the General Bills from #489-558 in the amount of \$41,297.71 be paid.

Vote: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

**RESOLUTION # 109- Highway Bills**

Motion: Capasso, C.

Seconded: Johnson, C.

**Resolved,** that the Highway Bills from #145-172 in the amount of \$63,283.38 be paid.

Vote: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

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**RESOLUTION # 110- Parks Bills**

Motion: Chandler, C.

Seconded: Capasso, C

**Resolved,** That the Parks Bills from #167-198 in the amount of \$ 12,509.51 be paid.

Vote: Ayes: Pemrick, Chandler, Johnson, Capasso

Noes: None

Absent: Cochran, C.

On a motion by Johnson, C. and seconded by Chandler, C. the meeting was adjourned at 8:28 PM.

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Town Clerk

DRAFT