

August 13th, 2015

The regular meeting of the Town Board was held on Thursday, August 13th, 2015 with the following members present: Paul Lunde, Supervisor; Daniel Pemrick and Walter E. Chandler, Councilman. Daniel Cochran was absent. Also present were Town Counsel Mark Schachner, Highway Supt. Walter Barss and approximately 9 residents.

The Board convened as a Board of Health at 7:15 PM.

Herbert Loeffler – 2 Lanie Drive – Septic Variance - A public hearing opened at 7:15 PM regarding the application of Herbert Loeffler for a Variance of Chapter 54, Appendix A310.3 – Separation requirements for replacement septic system. There being no public comments either pro or con, the hearing was closed at 7:16 PM.

Unsafe Building – 4119 Rt 9N – Supervisor Lunde reviewed the letter from the Code Enforcement Officer dated 8/7/2015. The roof has been removed from the building. Supervisor Lunde suggested that some progress is being made and that the Board table this matter until the September meeting. Board members in favor.

Unsafe Building – 23 Frasier Road – Supervisor Lunde reviewed the letter from the Code Enforcement Officer dated 8/7/2015. The building has been demolished however, some debris remains on the property. No further action regarding the unsafe building is necessary at this time.

Unsafe Building – 3 Ormbsee Rd - Supervisor Lunde reviewed the letter from the Code Enforcement Officer dated 8/7/2015. To date the Town has not had any communication with the owner's agent. The owner of the property was the subject of a previous unsafe building hearing for 61 Plank Road. Highway Supt. Barss stated that he would be able to remove the building around the end of the month. He will get the notification from the Code Enforcement Officer and post it on the property. Supervisor Lunde stated that the Town did some work at the adjacent property last year and questioned whether the information was sent to the County. Town Clerk advised that a certified copy of the Town Board Resolution had been sent to Saratoga County Real Property and that the costs incurred by the Town had been added to the last tax bill. The Town has received reimbursement through the Tax Warrant.

Unsafe Building – 491 Allen Road - Supervisor Lunde reviewed the letter from the Code Enforcement Officer dated 8/7/2015. There has been no further correspondence from the owner. Some work has been done to remove the structure, approximately 10%. Supervisor Lunde felt that they were making an attempt to clean up the property and suggested that they be given another month. Highway Supt. Barss stated that he would be able to fit it into his schedule later in September if need be.

Herbert Loeffler – 2 Lanie Drive – Septic Variance - Herbert Loeffler and his engineer, Ryan Riper, were present. Mr. Riper stated that the applicant would require a 45' separation variance. Supervisor Lunde stated that unfortunately the Town Engineer had not reviewed this application. He stated that he spoke with the Town Engineer and that he was very comfortable working with the applicants engineer. Board members in agreement that the variance request was reasonable and that they would be comfortable granting the variance with the condition that the Town Engineer review the plans early next week. Supervisor Lunde will contact the Town Engineer.

RESOLUTION # 100 - Grant Septic Variance for 2 Lanie Drive – Herbert Loeffler

Motion: Chandler, C.

Seconded: Pemrick, C.

RESOLVED, That the Town Board hereby grants a 45' Separation Variance for a replacement septic system for property owned by Herbert Loeffler, 2 Lanie Drive (Tax Map #164.8-1-18) contingent upon the review/approval of the Town Engineer, based on the fact that this is a small variance and that it would have no negative impact on the neighborhood.

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VOTE: Ayes: Lunde, Pemrick, Chandler

Noes: None

Absent: Cochran

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 Chandler, C. and seconded by Pemrick, C., the minutes of 7/9/2015 were approved by all Board members present.

Copy of the December 31, 2014 Financial Report was submitted by the Greenfield Fire District.

Notice of Petition In the Matter of Karan Garewal vs: Town of Greenfield Assessor & Board of Assessment Review.

Notice of Petition In the Matter of First Garden Park Limited Partnership vs: Town of Greenfield Assessor & Board of Assessment Review.

Louise Okoniewski, Town of Greenfield Historical Society President, wanted to thank Channon Emigh and Bobby Madison for the excellent job that they did on the cleaning of Kings Station. Louise stated that when they went into the station about 2 weeks before the Open House it was full of black wasps, the walls had mud hornet nests, etc. Channon was able to get rid of all the black wasps and Bobby scrapped all of the mud hornets off the walls. Channon and Bobby also hand washed the whole outside of the building and cleaned all the windows. The building looked wonderful. The Open House was a big event for the Historical Society and the building really looked nice.

Highway Supt. Barss stated that he would also like to thank Johnny Davis of J & K Trucking for allowing the Town to use his Semi Tractor when the engine blew on the Town's during the Townwide Cleanup Week.

Highway Supt. Barss also wanted to thank Butch Duffney for supplying firewood for the overnight Family Camp Out at Middle Grove Park.

Zoning Board of Appeals – Supervisor Lunde stated that the Town had received 4 applicants interested in the opening on the Zoning Board of Appeals. He added that he was waiting for a return phone call from Taylor Conard, ZBA Chairman, to speak with him regarding the current alternate to see if he was interested in moving him up. Board members in agreement to schedule interviews prior to the September agenda meeting.

Lorna Dupouy, South Greenfield Road - Mrs. Dupouy would like to start discussion regarding a Community Center in Town. She is very interested in hearing what the Town's thoughts are regarding a Community Center. She was recently an Executive Director at another Town in Saratoga County. They had a Head Start Program, Elder Care, Before & After School Care, Sports Clubs, Defensive Driving, Civics classes, etc. She would like to see the Town of Greenfield have this available. Mrs. Dupouy provided Board members with a handout of information regarding Town Centers.

RESOLUTION # 101 - Returned Check Fees

Motion: Pemrick, C.

Seconded: Chandler, C.

RESOLVED, That the Town fee for returned checks shall be \$5.00 under the State maximum allowance, which would currently be \$15.00.

VOTE: Ayes: Lunde, Pemrick, Chandler

Noes: None

Absent: Cochran

Recreation Building - Supervisor Lunde stated that he asked the Recreation Director to put together a list of ideas for a recreation building. He felt that it was important for the Community. The current Community Center needs some work. He added that there is also a lot of park land up by Brookhaven Golf Course that could be utilized for recreation along with a pavilion of some sort. Chandler, C. felt that there were several things being discussed. There is a pavilion that needs to be

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replaced up at Brookhaven where the picnic area used to be. There are concerns regarding the current Community Center. There has been discussion regarding a Recreation Center. Chandler, C. stated that the Board needed to decide if they wanted to combine the Community Center and Rec Center and work with the Recreation Director to see what direction to go in. He suggested that a committee be established to gather information and input for the Board to make a decision. Town Clerk directed to advertise for volunteers interested in serving on the committee. Supervisor Lunde stated that the Town has several parks in Town: Middle Grove - which has quite a bit of property; Porter Corners – which is basically for ball fields and there is a building which is basically used for storage at this point; Brookhaven Park which has a lot of land and the Community Center. Town Clerk stated that there is a fairly large park on Brigham Road as well which is completely wooded. Supervisor Lunde felt that the cost could be kept down by doing this in stages and using some of the Town employees to do some of the work. Mrs. Dupouy felt it was important to think about being able to use the facility as an emergency evacuation center as well and suggested that it should be located as close to the school as possible. Chandler, C. stated that he has looked at the pavilion area up at Brookhaven Park along with the Highway Supt. He felt that it was something that they could possibly look to get started this year with the funds that were available. He would like to see a nice pavilion in that area. It would be a good start for that area. Chandler, C. added that the Town had to take the building down due to safety concerns and we need to replace it. Ty Stacey, Locust Grove Road, asked if there was any kind of Master Plan for the existing parks at this point. He suggested that a 5 or 10 year plan should be established to keep the Parks up and vibrant. Pemrick, C. clarified that the committee that the Board was looking to develop was to look into the Community Center / Recreation Building and that Chandler, C. would continue to work on the Brookhaven pavilion as a separate entity. Supervisor Lunde stated that there should be a plan in place for everything. Chandler, C. agreed and added that it has been several years since the Town took the building down and it has to be replaced. There have been many inquiries regarding a pavilion up there. Louise Okoniewski stated that when the Town first took over Brookhaven, the Clerk's Office received calls about renting the pavilion. The pavilion at Middle Grove is free to the residents and is rented for \$50 to non-residents. She added that if there was a pavilion at Brookhaven it could be rented and provide for a little bit of an income which could be used for the upkeep and maintenance. Highway Supt. Barss stated that he looked into some prices for concrete for a 40' x 80' pavilion and that the cost would be approximately \$10,000. - \$11,000. for a 6" slab that size. Highway Supt. believed that the other Town Parks were pretty much built out to what was planned for each Park. There were additional walking trails planned for the Park on Brigham Road. Town Clerk stated that there were some preliminary plans for the Park on Brigham Road for a building, ball fields, etc.

RESOLUTION # 102 - Transfer of Funds

Motion: Chandler, C.

Seconded: Pemrick, C.

RESOLVED, That the Town Board hereby authorizes the Town Supervisor to make the following transfer of funds:

\$3,208.67	From	DA5110.4	to	DA5120.4
702.50	From	DA9070.8	to	DA9050.8
370.46	From	CR7180.2	to	CR7180.4
39.17	From	A9055.8	to	A9050.8
102.41	From	A1110.2	to	A1110.4

VOTE: Ayes: Lunde, Pemrick, Chandler

Noes: None

Absent: Cochran

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Town Counsel Schachner stated last month the Board talked about possibly authorizing the cost of an appraisal in the Real Property Assessment Litigation case that the Assessor spoke about earlier. At that time, it did not seem critical to do and there was talk about possible settlement. They are still talking about a possible settlement, however he suggested that the Board might want to reconsider authorizing the appraisal fee at this point. Supervisor Lunde asked what the approximate cost for the appraisal was. Town Assessor, Lorraine Fiorino, stated that it was approximately \$4,000. Town Counsel Schachner stated that even if the Board makes a motion to authorize the expenditure, it does not mean that it is going to happen.

RESOLUTION # 103 - Authorize Expenditure for Tax Appraisal

Motion: Chandler, C.

Seconded: Lunde, Supervisor

RESOLVED, That the Town Board hereby authorizes the Assessor to have an appraisal of property involved in Real Property Assessment Litigation completed at a cost of approximately \$4,000.

VOTE: Ayes: Lunde, Pemrick, Chandler

Noes: None

Absent: Cochran

Budget - Supervisor Lunde stated that when the Board starts discussing doing something with a Community Center they had to think about long term and make sure that there were not going to be a lot of additional costs each year. He stated that this was going to be a tight budget this year. He believed that there were some savings in the budget that could be made. The department heads needed to take a hard look at what they were going to need. Supervisor Lunde stated that he would like to get going on the budget sooner rather than later. Town Clerk explained that the budget requests were due to the Budget Officer by September 20th. The Tentative Budget had to be submitted to the Town Board by October 1st. Pemrick, C. stated that he would like to discuss the concept of staying under the cap. How that would impact the areas of the budget that people really see as necessary and important in the coming years. Board members in agreement to hold the first budget workshop on September 17th at 7 PM.

Monthly reports were submitted by Town Justices (June & July), Highway Supt., Town Clerk, Dog Control Officer and Town Supervisor.

RESOLUTION # 104 - Park Bills

Motion: Chandler, C.

Seconded: Lunde, Supervisor

RESOLVED, That Park Bills # 158 to # 188 in the amount of \$12,264.06 be paid, subject to audit.

VOTE: Ayes: Lunde, Pemrick, Chandler

Noes: None

Absent: Cochran

RESOLUTION # 105 - Highway Bills

Motion: Pemrick, C.

Seconded: Chandler, C.

RESOLVED, That Highway Bills # 152 to # 173 in the amount of \$71,076.51 be paid, subject to audit.

VOTE: Ayes: Lunde, Pemrick, Chandler

Noes: None

Absent: Cochran

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RESOLUTION # 106 - General Bills

Motion: Pemrick, C.

Seconded: Lunde, C.

RESOLVED, That General Bills # 413 to # 484 in the amount of \$58,636.74 be paid, subject to audit.

VOTE: Ayes: Lunde, Pemrick, Chandler

Noes: None

Absent: Cochran

RESOLUTION # 107 - UDAG Bill

Motion: Lunde, Supervisor

Seconded: Pemrick, C.

RESOLVED, That UDAG Bill # 2 in the amount of \$5,750.00 be paid, subject to audit.

VOTE: Ayes: Lunde, Pemrick, Chandler

Noes: None

Absent: Cochran

On motion of Pemrick, C. and seconded by Chandler, C., the meeting was adjourned at 8:05 PM.

Town Clerk