

August 9th, 2012

The regular meeting of the Town Board was held on Thursday, August 9th, 2012 with the following members present: Richard Rowland, Supervisor; Thomas Kinsella, Daniel Cochran and Walter E. Chandler, Councilman. Daniel Pemrick was absent. Also present were Town Counsel Mark Schachner, Highway Supt. Walter Barss and 6 residents.

The Board met as the Board of Health at 7:25 PM.

99 Wilsey Road - Supervisor Rowland reviewed the report from the Code Enforcement Officer dated August 9th, 2012. To date nothing further has happened with the property since they installed the pool cover and were informed that it did not comply with the NYS Building Code. There was some evidence however that someone has been around the pool. The lattice was broken and laying on part of the cover and a steel "basket" was thrown on the cover. It has been 55 days since the Unsafe Notice was sent. They still have a few more days to comply. Supervisor will have the Code Enforcement Officer follow up for the next meeting.

4424 & 4422 Route 9N - Supervisor Rowland reviewed the report from the Code Enforcement Officer dated August 9th, 2012. There has been no change to the property. The Code Enforcement Officer stated that he received a call from a company contacted by IPS to "remove some furniture and cover a few broken windows for 4424 Route 9N". When he explained the details of what had to be done, the gentlemen stated that he would contact his IPS representative. There has been no further contact from IPS. Kinsella, C. asked Highway Supt. Barss when he thought he might be able to schedule the demolition and cleanup. Highway Supt. Barss stated that they could probably get started the middle of September.

RESOLUTION # 104 – Notice of Demolition

Motion: Kinsella, C.

Seconded: Cochran, C.

RESOLVED, That all the involved parties; CoreLogic Corporation, IPS Services & Patricia & James Wolfe, be notified that if the property is not cleaned up by September 15th, 2012 the Highway Department will take action to demolish the structure in the rear of the property and removal all of the garbage and debris, and

FURTHER RESOLVED, that all costs incurred by the Town will be assessed against the property and a special proceeding will be initiated to collect those costs, including legal expenses.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

281 Miner Road - Supervisor Rowland stated that the Board had received a report from the Code Enforcement Officer regarding an unsafe building located at 281 Miner Road, Tax Map # 111.-1-42. The structure is a very old storage building that is in very poor condition and has deteriorated to a point that several sections of the building have collapsed.

RESOLUTION # 105 – Send Unsafe Building Notice & Schedule Hearing

Motion: Chandler, C.

Seconded: Cochran, C.

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RESOLVED, That an Unsafe Building Notice be sent to Hubert A. Loeffler, Sr. for the property at 281 Miner Road, Tax Map # 111.-1-42 and that a hearing be scheduled before the Town Board on Thursday, September 13th, 2012 at 7:25 PM.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

Septic Variance – 25 Coombs Roadway – Kevin Clark - Supervisor

Rowland stated that the Board had received an application for a variance for replacement septic system at 25 Coombs Roadway. Mr. Clark and his engineer, Garry Robinson, were present. Mr. Robinson stated that Mr. Clark had obtained a variance to combine 3 lots into 1 larger lot which is approximately 150' x 100'. Each of the lots had small septic systems on them. Mr. Clark is looking to place a modular home in the center of the property and would need a variance in order to comply with the Town septic regulations. Wells located on existing properties which surround this property are all within 100' of their own septic systems. There would be approximately 90' of separation from the proposed new system to the other wells. In addition, the new system will be 3 times as far away from Mr. Clark's well then it is currently. Mr. Robinson stated that the lot is fairly flat. The depth to ground water is not very good. They are proposing a 2' separation so that they can still slope the property properly. Supervisor Rowland stated that a public hearing will have to be scheduled. Town Clerk advised that a copy of the application had been forwarded to the Town Engineer for his review. Kinsella, C. stated that in the past the Town Engineer has provided comments with respect to water sampling, etc. and suggested that Mr. Robinson work with him to take care of any issues prior to the hearing. Mr. Robinson stated that they are proposing to install an Elgin system which provides much better treatment than the conventional stone and pipe system. He explained the concept of the system and how it works. This system is typically used for small lots that can not meet the separation requirements. Kinsella, C. stated that the Town instituted this variance procedure due to the fact that they were worried about what goes on in the Lake Desolation area because of the small size of the lots, etc. He asked if this system meets the DOH design standards. Mr. Robinson stated that it was considered a conventional system.

RESOLUTION # 106 – Schedule Public Hearing – Septic Variance
15 Coombs Roadway

Motion: Kinsella, C.

Seconded: Cochran, C.

RESOLVED, That a public hearing be scheduled for Thursday, September 6th, 2012 at 7:25 PM for the application for a Septic Variance by Kevin Clark for property located at 15 Coombs Roadway in the Town of Greenfield.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

The regular meeting was called to order by the Supervisor at 7:48 PM and opened with the pledge to the flag. On motion of Chandler, C. and seconded by Cochran, C., the minutes of 7/12/2012 were approved as submitted by all Board members present.

A Notice of Petition was filed under Article 7 of the Real Property Tax Law - Karan Garewal vs. Town of Greenfield.

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A Notice of Petition was filed under Article 7 of the Real Property Tax Law – William Bokus vs. Town of Greenfield.

Received Summons regarding a Notice of Claim – Gary & Melinda Lewis vs. Town of Greenfield & Richard Smith.

Thank you letter from Avery Welch – Dottie Pepper Scholarship recipient.

Ambulance Committee - Supervisor Rowland stated that the Board had received 5 applications and suggested that the Board set up a schedule for interviews. Cochran, C. felt that 5 or 6 was a good number to have on a committee and that when you get too many more it lengthens the process. Supervisor Rowland added that there should also be at least 1 or 2 members of the Town Board on the committee as well. He noted that Cochran, C. had served on a similar committee in the past and hoped that he would be involved again. He added that Kinsella, C. has also expressed interest in this and has pushed to get the committee going. He hoped that the two would be willing to serve on the committee as the Town Board representatives. Supervisor Rowland would like the committee look into the economic feasibility and come up with some kind of direction and/or plan. He stated that this was not an easy process and he was not sure that this could be accomplished before budget time. Supervisor Rowland noted that the County has still not made a decision as to whether or not they will be charging for dispatching services. Chandler, C. felt that this committee could open up lines of communication and work towards better ideas for the Town. Cochran, C. would like to see this process start up in September and plan on meeting at least 2 nights per month. He felt that it would take at least 4 or 5 months of research, field trips, etc. Kinsella, C. stated that he was good with the applicants and did not see the need to conduct interviews. He added that he would be willing to work with Cochran, C.

RESOLUTION # 107 – Appoint Members of Ambulance Advisory Committee

Motion: Chandler, C.

Seconded: Kinsella, C.

RESOLVED, That the Town Board hereby appoints the following individuals to the Ambulance Advisory Committee: Keith Avellino, David Travers, Andrea Mann, Michael Chandler and Timothy Kemp, and

FURTHER RESOLVED, That Cochran, C. and Kinsella, C. shall serve as Co-Chairman.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

ZBA Referrals - Town Counsel Schachner stated that he reviewed the request submitted by the ZBA in the July 11th, 2012 letter to the Board. There were 3 items being brought to the attention of the Board for their review and action. One item had to do with whether or not the Town wanted to allow Hobby Farms in the Town Center District. This is a policy issue that the Board needs to consider and act on if they wish. It would require an amendment to the Zoning Law. The second item had to deal with Cluster Developments and the required road frontage. This would also be a policy issue. If the Board wishes to allow for a reduction in frontage in a Cluster Development then they would have to amend the Subdivision Regulations, however they are not

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required to allow the reduction. The last item has to do with an Area Variance for frontage. The question has to do with road frontage requirements when there is not a public road and the property can only be accessed through a deeded right-of-way or easement. Town Counsel explained that the Town Board has the authority, but are not obligated, to allow the use of a private right-of-way or deeded access as frontage after Planning Board referral. He stated that the next procedural step, if the Board chooses to do so, would be to refer the Barber application to the Planning Board to make a recommendation as to whether or not they think it is appropriate. Supervisor Rowland asked if this would be done for an entire area. Town Counsel Schachner stated that it could be done for multiple lots, which would be called an Open Development Area or for a single lot. Board members in agreement to forward the application to the Planning Board. Kinsella, C. stated that as far as frontage in a Cluster Development was concerned, the old Town Code used to state that the frontage around the cul-de-sac in a Cluster Development would allow 60' frontage. The remaining lots required additional frontage. He would like to take a look at the new Code. It could be something that may have been missed when the Code was updated and the Board may want to consider amending. Cochran, C. stated that as far as the Hobby Farms were concerned, this item was debated during the Code update and it was agreed that Hobby Farms should not be allowed in the Town Center. Kinsella, C. agreed.

RESOLUTION # 108 - Resolution of Appreciation Caboose Committee
Volunteers

Motion: Kinsella, C.

Seconded: Cochran, C.

WHEREAS, it is the intent and desire of the Town of Greenfield to express gratitude to individuals who contribute to the improvement of Town facilities and the general quality of life within the Town, and

WHEREAS, in 2007 a Caboose Committee was appointed by the Town Board to determine what repairs would be necessary to make the caboose structurally sound and maintain its historical significance as well as develop a plan for future public use, and

WHEREAS, the Caboose Committee, headed by Stanley Weeks, Edward Woodard and Tony Bucca, volunteered their services and spent countless hours renovating the Caboose and King's Station, helping to create a Town landmark to be enjoyed by all, and

WHEREAS, when renovations were completed in 2010 a Caboose Day Celebration was held and continues to be an annual event enjoyed by guests and to educate the youth of the community, NOW, THEREFORE,

BE IT RESOLVED, that the Town Board wishes to recognize the dedication and community spirit of these individuals as well as the many people who volunteered and assisted them in the restoration of this historic landmark, and

BE IT FURTHER RESOLVED, by this Town Board on behalf of the residents of the Town of Greenfield, that this Resolution be spread upon the minutes of this meeting, and

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BE IT FURTHER RESOLVED, that a copy of this Resolution be presented at the Caboose Day Celebration.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

Brookhaven Park - Duane Wright provided the Board with an overview. He stated that on average golf course expenses are running at about \$60,000. per month. Income has been running at about \$75,000. per month. At this point everything seems to be doing well. There are several large tournaments scheduled for September. He and Walt Barss, Highway Supt., met with Chris and Tom to talk about some of the things they would like to do when things slow down this Fall. These include improvements with drainage, tee boxes and irrigation. None of the items are very expensive, just a little time consuming. Duane stated that one of the next items' that needs to be addressed is the handicapped bathrooms for the clubhouse. They are working with the Town Engineer to try and get the price down to an acceptable level, which is probably going to be in the \$75,000. range. The original estimate was \$150,000. There has been some discussion regarding a driving range. The Town Engineer is still looking into where one could be located. At this point, it does not look as if this is going to happen right away and more focus was going to be placed on getting the park/pavilion area opened. The logging has been completed, however there is a lot more work that needs to be done to get that area in shape and ready for use. Supervisor Rowland stated that since the area was cleared there have been several inquiries from people interested in using the pavilions. Unfortunately, the pavilions are not useable. They have rotted off at the base and are not salvageable. He would like to get going on a plan showing the layout of the park area, i.e. pavilions, bathrooms, etc. Duane Wright asked if there have been any further recommendations from the Parks Review Committee. Supervisor Rowland stated that he has not received anything further other than the initial report. There have been some individuals interested in cross country trails, etc. and winter will be here before we know it. Supervisor Rowland added that September is looking to be a very busy month. A large number of the outings that have already taken place this season have committed to coming back next season. He has received many comments on how well the course was being maintained and the great condition that it was in. Cochran, C. asked how the membership was going. Duane stated that it was creeping up each month. There are currently around 140 season pass holders. Supervisor Rowland added that Kevin Canale, the Golf Professional, is working on a promotion to stimulate memberships where an individual can play this Fall if they purchase their 2013 Season Pass in September. He also stated that one more sponsor sign has been paid for. There are now only 8 remaining. Butch Duffney, GCBA President, commended everyone involved with the course. They recently held their tournament there and it was great. He added that if there was anything that the GCBA could do to help with the pavilion project to let him know.

RESOLUTION # 109 – Sales Tax Distribution

Motion: Kinsella, C.

Seconded: Cochran, C.

RESOLVED, That the Town Board hereby requests that the Town's share of the 2013 sales tax revenues be returned to the Town by a cash distribution.

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VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

RESOLUTION # 110 – Amend Resolution #103 – Park Bills

Motion: Cochran, C.

Seconded: Chandler, C.

RESOLVED, That Resolution #103 be amended as follows:

Voucher # 177 – Quandt’s corrected to include a \$80.00 discount for a total of \$719.95 and

FURTHER RESOLVED, that the total of the Park Warrant shall be \$21,592.71.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

RESOLUTION # 111 – Schedule Fall Clean Up

Motion: Chandler, C.

Seconded: Cochran, C.

RESOLVED, That the Town Clerk be directed to advertise for the Fall Clean Up Week to be held September 15th to September 23rd, and

FURTHER RESOLVED, that computer equipment and electronics will be accepted and that No Tires will be accepted.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

RESOLUTION # 112 – Support Town Wide Garage Sale

Motion: Cochran, C.

Seconded: Kinsella, C.

RESOLVED, That the Town Board hereby agrees to assist with the cost of advertising expenses and to pay for the cost of portable toilets to be used for the Town Wide Garage Sale to be held on September 8th, 2012.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

Highway Paving Report – Highway Supt. Barss stated that they have completed Ormsbee Road, Wilsey Road, a section of Young Road and Bump Hill Road which total approximately 5 miles at a cost of approximately one-half million dollars. They are now going to go and put the top coat on Braim Road and repair sections of Russell and Dunham Pond Roads. The total mileage completed for this year will be approximately 7 ½ miles.

Daniels Road – Highway Supt. Barss stated that he spoke with Rocky Daniels regarding obtaining property to straighten out the “S” curve. He had offered to give the property to the Town when he was before the Planning Board. There would be some engineering, surveying and legal fees that the Town would be responsible for. Highway Supt. Barss stated that if the Board was in agreement, he would start the process moving forward. It would be at least a few years down the road before they would be ready to start work on straightening it out. Highway Supt. Barss felt that it would cut down on a lot of accidents that occur on that section of the road.

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RESOLUTION # 113 – Approve Budget Amendments & Transfers

Motion: Kinsella, C.

Seconded: Cochran, C.

RESOLVED, That the Supervisor be authorized to make the following budget amendments:

\$17,944.05	From DA0599	to DA5110.4
\$27,100.00	From DA0599	to DA5130.2

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

\$ 392.78	From A7510.4	to A7510.2
1,337.83	From DA5130.4	to DA5140.4
55.62	From CR7110.2	to CR7110.41
2,887.68	From CR7110.2	to CR7110.48
1,165.94	From CR7110.2	to CR7110.4

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

Monthly reports were submitted by the Building Department (June & July), Town Justices (June & July), Supervisor, Highway Supt., Town Clerk & UDAG Revolving Loan Fund.

RESOLUTION # 114 – Highway Bills

Motion: Cochran, C.

Seconded: Kinsella, C.

RESOLVED, That Highway Bills # 175 to # 205 in the amount of \$121,259.25 be paid, subject to audit.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

RESOLUTION # 115 – General Bills

Motion: Cochran, C.

Seconded: Kinsella, C.

RESOLVED, That General Bills # 393 to # 453 in the amount of \$40,788.57 be paid, subject to audit.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

RESOLUTION # 116 – Parks Bills

Motion: Cochran, C.

Seconded: Kinsella, C.

RESOLVED, That Parks Bills # 188 to # 230 in the amount of \$40,371.07 be paid, subject to audit.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

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RESOLUTION # 117 – UDAG Bills

Motion: Cochran, C.

Seconded: Chandler, C.

RESOLVED, That UDAG Bills # 13 to # 15 in the amount of \$63,257.27 be paid, subject to audit.

VOTE: Ayes: Rowland, Kinsella, Cochran, Chandler

Noes: None

Absent: Pemrick

On motion of Chandler, C. and seconded by Cochran, C., the Board adjourned to Executive Session at 8:30 PM to discuss litigation. Clerk was not present for session and no minutes were filed. On motion of Cochran, C. and seconded by Kinsella, C., the Board returned to regular session at 8:50 PM. Supervisor Rowland advised that there were no decisions made or actions taken during the session.

On motion of Chandler, C. and seconded by Cochran, C., the meeting was adjourned at 8:51 PM.

Town Clerk