

June 14th, 2018

The regular meeting of the Town Board was held on Thursday June 14th, 2018 with the following members present: Daniel Pemrick, Supervisor; Daniel Cochran, MaryAnn Johnson, Rick Capasso and Kevin Veitch, Councilpersons. Also present were Walter Barss, Superintendent of Highways; Mark Schachner, Town Counsel and approx. 10 residents.

At 7:00 PM the meeting was called to order with the Pledge to the Flag.

The Town Board opened at 7:00PM as a Board of Health.

SEPTIC VARIANCE- 358 WILTON RD. - TAX ID # 126.-1-32-Kevin Hastings is representing the applicant, Ruth Hume. Mr. Hastings states that he received a letter from the Town Engineer. Supervisor Pemrick states the Town accepts the application however we need a letter of approval accepting the plans from the Town Engineer. We will set a Public Hearing for July 5th, 2018 at 7:00 PM, pending receipt of approval from the Town Engineer. We will not hold the Public Hearing unless we receive the information from the Town Engineer approving the installation.

SEPTIC VARIANCE --21 BLOOMFIELD RD. TAX ID #152.-1-20- Nicholas Washco is asking for approval for a replacement septic system. Supervisor Pemrick states we will accept the application. He doesn't understand how the Town Engineer received the information before the Board, but that is not the proper procedure. He is aware the Town Engineer has responded to the applicant with questions with the building of it. For the Public Hearing we need to have correct and acceptable information for the public to view before the Public Hearing. We will set a Public Hearing for July 5th, 2018 at 7:00PM providing we receive information from the Town Engineer approving the project. Mr. Washco states that he asked the Building Inspector if he could send the information to the Town Engineer and he said to go ahead that is why he did that.

RESOLUTION #86- Accept Applications for Septic Variance- 358 Wilton Rd. & 21 Bloomfield Rd.

Motion: Johnson, C.

Seconded: Capasso, C.

RESOLVED, The Town Board hereby directs the Town Clerk to advertise a Public Hearing for Septic Variances, Hume, 358 Wilton Rd., Tax ID # 126.-1-32 and Washco, 21 Bloomfield Rd., Tax ID # 152.-1-20 on July 5th, 2018 at 7:00 PM, providing the Town Board receives approval from the Town Engineer.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

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UNSAFE BUILDINGS-

188 Bockes Rd. Tax Map # 137.-2-22- Supervisor Pemrick states he received a report from Gerry McKenna, Code Enforcement Officer regarding 188 Bockes Rd. The structure has been removed by the Town Highway Dept. and is no longer in violation.

67 Lincoln Mountain Rd.- Tax Map # 100.-1-64- Supervisor Pemrick received a new unsafe building report from the Code Enforcement Officer that 67 Lincoln Mt. Road has had a fire. He provides pictures showing the damage to the structure. There is substantial damage to the building.

RESOLUTION #87- Schedule Unsafe Building Hearing- 67 Lincoln Mt. Road

Motion: Capasso, C.

Seconded: Cochran, C.

RESOLVED, The Town Clerk to send a letter to the owners of 67 Lincoln Mountain Road Tax Map # 100.-1-64 with a Public Hearing for July 5th, 2018 at the Town Hall at 7PM.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

On a motion from Cochran, C. and seconded by Veitch, C. the minutes from May 10, 2018 and June 7, 2018 were approved as submitted by all members present.

CORRESPONDENCE – Town Clerk states she received a request from Saratoga Polo for a waiver of a 30 day notice to the State Liquor Authority. B-Rads Bistro will be catering for Saratoga Polo and needs to apply to the Liquor Authority. Johnson, C. states they will go through the process of getting the Liquor License. Mark Schachner, Town Counsel, the purpose of seeking the waiver is to present it to the Liquor Authority.

RESOLUTION # 88- Waive the 30 Day Advance Notice to the Town Of Greenfield for Saratoga Polo

Motion: Capasso, C

Seconded: Veitch, C

RESOLVED, The Town of Greenfield hereby waives the 30 day advance notice to the Town for B-Rads Bistro & Catering LLC so they can file an On- premise liquor license with New York State Liquor Authority, at the Saratoga Polo Grounds, 2 Bloomfield Road, Greenfield Center, NY 12833.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

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PUBLIC COMMENTS-

Paul Bouchard, 166 Denton Road – States his major concern with Stewarts expansion, Prestwick Chase and Saratoga Polo is they are tapping in the Town’s main aquafer and none of the Boards have requested a test. He feels that a Hotel and 300 houses in that area will not be able to survive on the aquafer. It is crucial the Town doesn’t over develop based on the natural resources.

Jane Bouchard, 166 Denton Road- If the aquafer is depleted the rest of people will be stuck. There should be a guarantee that they will be taken care of should that happen.

Pat Hilleren, 18 Locust Grove Road- Her concern is the request made by the Environmental Committee to actually have a study on the aquafer. She would encourage this Board and Planning Board to consider that request as they make important decisions for Greenfield and Saratoga.

PRESTWICK CHASE- Supervisor Pemrick states he has received language from Prestwick Chase concerning the PUD language. The committee, 2 TB & 2 PB members, Town Engineer, Code Enforcement Officer and Prestwick Chase representatives have not reviewed this as yet. He does want a new concept map that reflects the new language and changes in the proposed PUD. Once the Town Board is comfortable with the language there will be a Public Hearing as it will be a Local Law.

SPECTRUM/ TIME WARNER FRANCHISE AGREEMENT- Supervisor received call from Mr. Eagan from Time Warner will not be here tonight.

JUNK YARD LICENSES

465 Route 9 N- Supervisor Pemrick states Manuel “ Manny” Ballestero has an application. We have the report from the Code Enforcement Officer. There were concerns as 2 different people applied for this license. We agreed to 6 months and asked the families to come to an agreement. Our acceptance of this would say that Manny Ballestero would hold the license for the Junkyard for 465 Route 9 N. Johnson, C. asks if “M” in M & J Construction is Manuel and not Michael. She wants to make sure. Veitch, C confirms yes. Johnson, C asks that t it will be for 6 months expiring December, 2018.

RESOLUTION # 88- Approve Junk Yard License Renewal M & J Construction 465 Route 9 N

Motion: Capasso, C
Seconded: Veitch, C

RESOLVED, that the Town Board hereby approves the following Junk Yard License #4-2018per the Town Code- Chapter 65 Junkyards ,for a period of six (6) months to expire on December 31st, 2018.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

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7337 Middlegrove, LLC - Supervisor Pemrick reads from the Code Enforcement Officer's Report and states the requirements of Chapter 65 are being adhered to. Mr. Michael Ballestero has removed approx. 400 vehicles from the property to date. Johnson, C. states there have not been any complaints or concerns. Supervisor Pemrick states in the Code Enforcement Officers report it states that the area is neat and orderly.

RESOLUTION # 89- Approve Junk Yard License Renewal 7737 Middlegrove LLC

Motion: Johnson, C.
Seconded: Capasso, C

RESOLVED, that the Town Board hereby approves a Junkyard license Renewal for Middlegrove LLC, #5-2018 per the Town Code- Chapter 65 Junkyards for a period of six (6) months to expire December 31st, 2018 with the following conditions:

- No new cars will be brought onto the property
- The license must be reviewed/renewed every 6 months
- A minimum of 225 cars must be removed per year
- Hours of operation 7AM to 7PM Mon to Sat
- Junkyard is not open to the public
- License renewal fee of \$100 per year
- License authorized for the limited purpose for removal of junk cars only
- Copy of all DEC Inspections provided to the Town

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch
Noes: None

DEC SUPPORT –Supervisor Pemrick states last month Scott Van Laer spoke to us regarding support in increasing the State Forest Ranger work force. That Department has been cut, yet the State has acquired more land. There has been a growth in outdoor activities and with that more search & rescues, private land issues, trespassing , trail erosion and State related violations. They also train and speak to hikers on safety.

RESOLUTION # 90- Support Police Benevolent Association of New York State, Inc (PBA of NYS) Proposal to Increase Department of Environmental Conservation Forest Ranger Staffing to a Statewide Total of 175

Motion: Johnson, C
Seconded: Veitch, C

WHEREAS, NYS forest rangers have provided care, custody and control of the Forest Preserve and all DEC managed lands throughout the state since 1885, protecting the valuable natural resources and the people who recreate there; and

WHEREAS, forest rangers are unequalled stewards of the land who are police officers, wildland June 14th, 2018 continued

Firefighters and wilderness first responders that patrol these lands year round; and

WHEREAS, the addition of over 1 million acres of DEC managed lands the last several decades without staffing increases has caused the ratio of DEC managed lands per ranger to grow from 1 ranger per 28,516 acres in 1970 to 1 ranger per 53,752 acres today; and

WHEREAS, the dramatic increase in recreational use on state lands has led to a corresponding increase in the number of search and rescue operations. In both 2015 and 2016 forest rangers participated in over 300 incidents annually. Those numbers had not been surpassed in the rangers' previous 130 years of existence; and

WHEREAS, Adirondack communities rely heavily on tourism associated with state land recreation which, gratefully, has been well-promoted by this administration; and

WHEREAS, forest rangers are essential to providing a safe and positive recreational experience for tourists utilizing state land; and

WHEREAS, the current level of forest ranger staffing, 135 statewide including supervisors, is not adequate to fulfill their unique mission given the amount of land they patrol and the number of incidents they respond to; and

WHEREAS, the proposal by the PBA of NYS to increase forest ranger staffing has wide public and bi-partisan support from local governments, business groups, environmental groups and outdoor recreation clubs for a simple reason: It protects the people from the land and the land from the people; and

WHEREAS, this proposal represents the best solution to address the increase in public lands and those utilizing it.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Greenfield does hereby support the PBA of NYS proposal to increase forest ranger staffing to 175 rangers statewide, which is deemed critically important to our community, state land, the environment and the People of the State of New York; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the PBA of NYS, 11 North Pearl Street, Suite 1200 Albany NY 12207.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch
Noes: None

John Jayco, 126 Denton Road- Asks the Board what the Town Policy is on Fireworks. He asks the Board if Saratoga Polo could notify the neighbors when they will have fireworks. His horses don't like them but if he has notice he can put them up. He doesn't want them going through a fence. Town Board members understand. They will look into that situation and will notify Mr. Jayco of their findings.

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BROOKHAVEN ANSUL SYSTEM- Louise Okoniewski, Town Clerk notifies the Board during a routine inspection New York Fire & Security said that the ansul system at Brookhaven Park and Golf Course needs to have a 12 year maintenance examination. Every 12 years the liquid agent tanks need to be replaced and refilled with fresh Ansulex, a fire suppressant. The regulator also needs to be flow tested. New York Fire and Security will Hydrotest system cylinders, replace chemical, reinstall new cartridge assembly, reinstall new hose assembly and perform the regulator flow test as per Ansul maintenance examination. The maintenance must be done to meet code. Total price is \$1075.00.

RESOLUTION # 91- Contact New York Fire & Security to Complete 12 year Maintenance on Ansul System at Brookhaven Park & Golf Course

Motion: Capasso, C

Seconded: Veitch, C

RESOLVED, That the Town Board hereby directs the Town Clerk to contact New York Fire & Security to perform 12 year maintenance on the Ansul system as required by fire code, at Brookhaven Park and Golf Course, which will include new fire suppressant, new tank and testing the system, for the sum of \$1075.00 per signed contract.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

RECREATION DEPARTMENT- Supervisor Pemrick states that the Recreation Director, Rebecca Sewell, submitted a report which includes a thank you card from Captain Cares on the wonderful Fundraising Tournament, thanking her and the Town of Greenfield for their fundraising effort of \$4700.00. She would like Town Board approval to submit vouchers before the monthly meeting for expenditures for Summer Camp program field trips, etc.

RESOLUTION # 92- Authorize Pre-Approval of Three Checks for the Summer Recreation Program.

Motion: Johnson, C

Seconded: Cochran, C

RESOLVED, That the Town Board hereby approves three Checks to be issued for Bounce Around \$700 for the "Water Day" slide, Fun Spot for camp Field Trip approx. \$2500 depending on final number of attendees and YMCA for \$680 for ropes course field trip for the older campers.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

PLAYGROUND EQUIPMENT- Supervisor Pemrick states that she has received an anonymous donation for her department to purchase playground equipment. The donation will cover 2 spring mates, a duck and turtle. She would like to purchase a slide and Spinami. The equipment will go to Middle Grove Park. The equipment is very old and she would like to slowly over the next couple of years replace the playground equipment at Middle Grove and Porter Corners Parks. Bookkeeper, Joan Stunzi has mentioned that funds are available for the purchases from an account specifically for park and playground improvement. Capasso, C. states the equipment is old and needs to be replaced. Johnson, C. states that years ago when they put new in, the Insurance company had a problem with the types of

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equipment they were adding for safety purposes. She thinks that we should run this by the Insurance Company first. It may not be an issue but should make sure. Cochran agrees. Capasso, C states that anything that spins around they may not like. Supervisor Pemrick will give the Insurance Company a call to make sure there is not an issue with any of the equipment.

RESOLUTION # 93- Authorize Purchase of Playground Equipment

Motion: Capasso, C

Seconded: Cochran, C

RESOLVED, that the Town Board hereby authorizes the purchase of the playground equipment for Middle Grove Park; Spring Mates, Slide and Spinami depending on the approval from the Insurance Company on the type of playground equipment.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

REVALUTION - Supervisor Pemrick states that he has a report from the Assessor, Lorraine Fiorino, for informational purposes, he asked for it now because the budget season will be here before long. If we want to start a re-val it will cost some money. It does have an impact throughout the Town. There will be a lot of questions, public information and discussions regarding this. Many people come to the conclusion their taxes will go up. Some may go up, down or stay the same. Johnson, C states you need to remind people that because your assessment goes up it does not mean you tax bill will go up. Rate changes and the Town's value goes up. Veitch, C states the problem is getting the information to the residents. Supervisor Pemrick states that we need to provide the community good, appropriate, thorough information, whether it is community mailings or public discussions. Johnson, C asks if Lorraine has indicated when she suggests we start, do we have a year or two to put in the budget. Capasso, C states last fall Lorraine had mentioned getting it started by the end of this year. Johnson, C states we did not budget anything for this year. We could budget for next year. Supervisor Pemrick states we are in control when this happens. Johnson, C states we usually have a year or two to put money aside. Supervisor Pemrick recalls 2021 for having it completed. Capasso, C asks if the recommendation is every 10 years. Mark Schachner, Town Counsel states that the Office of Tax and Finance recommends every 10 years. Johnson, C states from her experience the longer you let it go and the lower our rates drops, people see the change and they get scared. They go from a \$50,000 assessment to a \$90,000 they think their taxes will double, but that is not necessarily so. If you do it sooner and your rate is 95% instead of 50% , the assessment changes \$10,000 it is easier to for residents to accept. Nathan "Butch" Duffney states after property has been logged off by Finch and others our Town has lost about 3000 acres to New York State. It goes to the Nature Conservancy and then the State pays for it. The property that the mills have owned have gone from taxed to no tax. Our own has been losing this property over the years. We as residents have to pick up those taxes. How much has the State given our Town that it has lost for years. Town Counsel, Mark Schachner, states there are different classifications for them to pay taxes. Supervisor Pemrick states that he will speak with Jason Kemper at Saratoga County Planning for more information.

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RESOLUTION # 94- Transfer of Funds

Motion: Cochran, C

Seconded: Capasso, C

RESOLVED, that the Supervisor be authorized to make the following transfer of funds as presented:

\$ 22.89	From: A8810.4	To: A1910.4
\$ 230.57	From: A8810.4	To: A9055.8
\$8774.17	From: A1990.4	To: A8160.4
\$ 707.78	From: A8015.4	To: A8020.4
\$ 600.00	From: A8020.1	To: A8020.110
\$7039.27	From: CR1990.4	To: CR7180.4
\$5560.41	From: CR1990.4	To: CR7110.4

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

Monthly reports were submitted by, Town Clerk, Justices, Highway, Parks, Board of Assessment Review, UDAG and Supervisor's Financial Report.

RESOLUTION # 95- General Bills

Motion: Capasso, C

Seconded: Johnson, C

RESOLVED, That the General Bills from # 338-405 in the amount of \$42,88.75 be paid.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

RESOLUTION # 96-Highway Bills

Motion: Johnson, C

Seconded: Veitch, C

RESOLVED, that the Highway bills from #108-135 in the amount of \$142,203.23 be paid.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

RESOLUTION # 97- Parks Bills

Motion: Capasso, C

Seconded: Cochran, C.

RESOLVED, that the Parks bills from #108-144 in the amount of \$30,913.85 be paid.

VOTE: Ayes: Pemrick, Cochran, Johnson, Capasso, Veitch

Noes: None

Rick Capasso would like to express condolences on behalf of the Town Board to Chuck Salaway's family. He was a State Trooper, Zone Commander at the Wilton Barracks who passed way from Cancer caused from 911.

On a Motion by Cochran, C and seconded by Johnson, C the meeting was adjourned at 7:58

Town Clerk

DRAFT

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