

May 10th, 2018

The regular meeting of the Greenfield Town Board was held on Thursday May 10th, 2018 with the following members present: Daniel Pemrick, Supervisor; MaryAnn Johnson, Rick Capasso and Kevin Veitch, Councilpersons. Also present are Mark Schachner, Town Counsel; Charlie Baker, Town Engineer; Gerard McKenna, Building Inspector and approx. 12 residents. Absent was Daniel Cochran, Councilperson. The meeting was called to order at 7:00 PM by Supervisor Pemrick with the Pledge to the Flag.

On a motion by Veitch, C and seconded by Capasso, C the minutes from April 12, 2018 and May 3, 2018 were approved as submitted by all members present.

Correspondence

Ragnar Relay Race- A letter was received by Katie Seely to use a portion of Maple Ave., Route 9, for the Ragnar Relay Race being held Friday September 21, 2018. They have submitted proof of insurance and map.

RESOLUTION # 74- Permit Ragnar Relay Race to Use Portion of Maple Ave.

Motion: Capasso, C.

Seconded: Johnson, C

RESOLVED, that the Town Board hereby grants permission to the Ragnar Relay Race to use a portion of Maple Ave./ Route 9 during their race on Friday September 21, 2018, documentation was submitted.

VOTE: Ayes: Pemrick, Johnson, Capasso, Vietch

Noes: None

Absent: Cochran, C.

Town of Greenfield Historical Society- Letter was received from the Town of Greenfield Historical Society asking the Town to help with their insurance. They own Dake Town School and Odd Fellows Hall in Middle Grove, which is now the Chatfield Museum. There are tours scheduled with students from Greenfield Elementary School, the Boy Scouts and other groups. They carry insurance for the Farmers Market, Chatfield Museum, displays at Saratoga County Fair and Caboose Day.

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RESOLUTION #75- Insurance for Town of Greenfield Historical Society

Motion: Veitch, C.

Seconded: Capasso, C.

RESOLVED, That the Town Board agrees to pay the insurance bill for the Town of Greenfield Historical Society in the amount of \$1,068.53, due to Community Events and services they provide for the Town.

VOTE: Ayes: Pemrick, Johnson, Capasso, Vietch

Noes: None

Absent: Cochran, C.

First Quarter report was received from Jessup's Landing for their ambulance service and letter from the Town of Wilton for an application to their ZBA for Hilltop Drive which borders the Town of Greenfield.

Thomas Mina- Denton Road- He has been reading about Prestwick Chase, basically he has no issue with the PUD. His problem is water and feels it was not addressed by the Planning Board except a comment on 47 inches of rain water. He has respect for every member of the Town Board. He has well analyses and states wells have been depleted. He would like the Town Board and Prestwick Chase to be careful. We had a proposal from Stewarts to bring the water main down Denton Road which did not happen. Water is a big issue and hard to solve without a water main on Denton Road.

DISCUSSION PRESTWICK CHASE- Supervisor Pemrick presents Luigi Palleschi and Atty. David Pentkowski with a review of the revised language in the Prestwick Chase PUD. He states members of the Town and Planning Boards along with the Town Engineer and Building Inspector reviewed Prestwick Chase's revised PUD language. He states they went over the PUD by each section and reads their recommendations by each section. Supervisor Pemrick states that they are trying to develop consistency between the proposed Local Law and the concept map. What he is reading are recommendations. He is trying to make it clear throughout this language is that Site Plan Review can impact the total number of units that are in question. He would like the SEQRA determination to correspond to the concept map. Charlie Baker, Town Engineer, states that he would like separation from the rear of the buildings to the road. Mr. Palleschi states they have 20 ft. Veitch, C. states that the map is not up to date. If they were to incorporate these items it may clarify some of what they are asking about. Supervisor Pemrick states they are looking for relationship between the concept map and the PUD language. They would like "Phasing" restored. Prestwick has asked for an additional year for the build out, up to 72 months. It is important that the Town sees phasing of this project. The PUD must be phased in accordance with the Planning Board review, phasing notes and SEQRA determination. He adds they would like all construction to be done 72 months from date of Site Plan approval. Supervisor states that there are a lot of changes. Veitch, C. would like the Town's Legal Counsel to review everything. Supervisor Pemrick states this is a lot of information and asks if they would like to look at it and resubmit updated PUD language and have it to the Board between now and the next meeting for the Board to review and get it back to them. Supervisor Pemrick states if they have questions to contact him. He will be available as well as the Building Inspector and Charlie Baker. Dave Pentkowski, Attorney states that they would like the ability to ask some questions, what is intended. For example in Section 10 you ask that the language

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be restored. It sounds like you are saying that every building would go to the Planning Board. Every building permit would need an approval for site plan for the project. We would like to sort out the questions and answers that we all have. Mr. Pentkowski asks who the contact person would be. Supervisor Pemrick states he can contact him so he can contact the members who worked on the review. We are working towards an agreement on PUD language and then a public hearing. The proposed Local Law needs to be available in advance. Mr. Pentkowski states that he would like to address these items before redrafting the PUD language. Fred McNeary Jr. asks if the Board is still looking for the redlined language or can it be rewritten. It is hard to read and follow redlined. Supervisor Pemrick states they can write a proposal with the language they feel reflects the recommendations, because they are going to go through it the same way with Charlie, Gerry, Kevin and PB members in that review. Supervisor Pemrick asks for a new concept map that corresponds with the new language. Mr. Palleschi states to remember that it is a PDD that sets its own zoning. Supervisor Pemrick states that zoning is also determined by this Board and our PUD language that we create here.

RESOLUTION # 76- Set Public Hearing Local Law 1-2018- Opt Out Tax Exemption Solar and Alternative Energy Systems

Motion: Johnson, C

Seconded: Veitch, C

RESOLVED, That the Town Board hereby authorizes the Town Clerk to advertise a Public Hearing for Local Law 1-2018, Opting Out of Exemption from Real Property Taxes for Certain Energy Systems by RPTL Section 487, on Thursday June 7th, 2018 at 7:00PM at the Town Hall.

VOTE: Ayes: Pemrick, Johnson, Capasso, Veitch

Noes: None

Absent: Cochran, C.

RESOLUTION # 77- Accept 2017 Storm Water Management Report

Motion: Capasso, C

Seconded: Veitch, C

RESOLVED, That the Town Board hereby accepts the 2017 Storm Water Management Report (MS4) for the Town of Greenfield.

VOTE: Ayes: Pemrick, Johnson, Capasso, Veitch

Noes: None

Absent: Cochran, C.

UPDATE- CAPTAIN CARES GOLF TOURNAMENT- Supervisor Pemrick states the State cut funding for the Summer Lunch Program which helps youth in our Town as well as other communities and the Back Pack program. Rebecca Sewell, our Recreation Director is responsible for organizing and working with this program, setting everything up and we would like to thank her for a great job. Kids in our Summer Camp benefit from this program.

DISCUSSION SPECTRUM FRANCISE AGREEMENT- Supervisor Pemrick states he met with the Regional Director who inquired if it is possible for the Town to meet with Spectrum and vote to accept the agreement. We would need a Public Hearing. The Director is willing to attend a meeting and discuss it. We have phone calls and letters from the community asking what is going on. Plus we read and hear from the State about Broadband service but doesn't seem to get to the people that does not have that

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service. Johnson, C would like to see what they will do for us because everything that is in the agreement requires too many houses per mile. Our Zoning does not allow for that so we could never expand into most of the places because of those restrictions. She questions what the purpose is of us signing the agreement. Supervisor Pemrick states that we have been without a contract for 5 or 6 years. Mark Schachner, Town Counsel states that he proposed agreement does not protect the Town as well as it could. He and his colleagues have reviewed many of these. He can provide us with an agreement that the Company accepted in a different Town and County that has more favorable provisions. If the Board is willing he can provide that for the Town of Greenfield. Supervisor Pemrick asks if we would like the representative to come? Veitch, C states yes, let him speak and give the public a chance to ask questions. Supervisor Pemrick will ask him to attend. Town Counsel will have the new agreement for the Town.

SECURITY OFFICER- Supervisor Pemrick states that we have an opening for a Security Officer. Capasso, C states that when we originally interviewed for the position, they interviewed William Crandall. He is highly qualified, 34 years in Saratoga PD, he is a firearms instructor and is qualified for the HR 218. He expressed interested in the position. Johnson, C asks if the Judges are in favor of this person as well. Capasso, C states yes.

RESOLUTION # 78 – Appoint Court / Security Officer

Motion: Capasso, C

Seconded: Veitch, C

RESOLVED, That the Town Board hereby appoints William Crandall as Court and Security Officer for the Town of Greenfield at the rate of \$23.58 per hour.

VOTE: Ayes: Pemrick, Johnson, Capasso, Veitch

Noes: None

Absent: Cochran, C.

DISCUSSION 74 KING ROAD – Supervisor Pemrick states that for informational purposes 74 King Road is an old Town dump that was closed 1970. The State will be there to drill test wells. No impact to the Town. The State is doing this on all closed dumps and junkyards.

REQUEST FOR HOURS- BOOKKEEPER- Supervisor Pemrick states that Joan Stunzi, Bookkeeper has requested an increase in hours for her Clerk, Sherrie Kloss of up to 5 hours per week. Veitch, C states that there is an increase in the workload because of changes in programs, State requirements and information that is asked for.

RESOLUTION # 79 – Increase Bookkeeper Clerk’s Hours

Motion: Veitch, C

Seconded: Johnson, C

RESOLVED, That the Town Board grants the Bookkeeper’s request to increase her Clerk, Sherry Kloss’ hours by 5 hours per week due to increased workload, State Requirements and increased responsibilities.

VOTE: Ayes: Pemrick, Johnson, Capasso, Veitch

Noes: None

Absent: Cochran, C.

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Monthly reports were submitted by Town Clerk, Parks, Dog Control, Highway, Town Justices and the Supervisor's Financial Report.

Supervisor Pemrick states that due to the amount of salt used this winter the Highway's Salt budget has been expended. The budget needs to be amended to pay recent purchases that filled the Salt Shed.

RESOLUTION # 80- BUDGET AMENDMENT

Motion: Capasso, C

Seconded: Johnson, C

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

\$15,100.00 From: DA5142.4 To: DA 0599

VOTE: Ayes: Pemrick, Johnson, Capasso, Veitch

Noes: None

Absent: Cochran, C.

RESOLUTION # 81- General Bills

Motion: Johnson, C

Seconded: Capasso, C

RESOLVED, That the General bills from # 266-337 in the amount of \$36,678.09 be paid.

VOTE: Ayes: Pemrick, Johnson, Capasso, Veitch

Noes: None

Absent: Cochran, C.

RESOLUTION # 82- Highway Bills

Motion: Capasso, C

Seconded: Johnson, C

RESOLVED, That the Highway bills from # 85-107 in the amount of \$50,082.45 be paid.

VOTE: Ayes: Pemrick, Johnson, Capasso, Veitch

Noes: None

Absent: Cochran, C.

RESOLUTION # 83- Parks Bills

Motion: Veitch, C.

Seconded: Capasso, C.

RESOLVED, That the Parks bills from #74-106 in the amount of \$21,258.04 be paid.

VOTE: Ayes: Pemrick, Johnson, Capasso, Veitch

Noes: None

Absent: Cochran, C.

On a motion by Veitch, C and seconded by Capasso, C the meeting was adjourned at 7:38 PM.

Town Clerk

DRAFT