

April 12th, 2007

The regular meeting of the Town of Greenfield was held at the Town Hall on Thursday, April 12th, 2007 with the following members present: Albert Janik, Supervisor; Peter Coseo and Thomas Kinsella, Councilman. Carol Osborne and Daniel Pemrick were absent. Also present were Town Counsel Mark Schachner, Highway Supt. Walter Barss, one reporter and approximately 18 residents.

At 7:15 PM Opening of Bids were held for renovations to the original section of the Town Hall. Clerk presented proof of legal publication. The following bids were received:

Carpenter-Roslund, Inc.	
Item #1 – Exterior Masonry	\$24,200.
Item #2 – Exterior Carpentry	\$14,400.
Adam Fitzpatrick Contracting	
Part A – Exterior Masonry	\$29,500.
Part B – Exterior Carpentry	\$ 8,500.
Part C – Interior Work	\$28,285.
Petersen Construction, Inc.	
Total Cost (all inclusive)	\$38,174.
GAH Contracting, LLC	
Phase 1 – Exterior Work	\$29,884.
Phase 2 – Interior Work	\$22,943.
Prize Construction Inc.	
Item 1 – Exterior Masonry	\$35,000.
Item 2 – Exterior Carpentry	\$18,000.
Catalfamo Construction Inc.	
Bid #1 – Exterior Masonry	\$17,310.
Bid #2 – Exterior Carpentry	\$ 6,300.
Bid #3 – Interior Carpentry	\$16,800.

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 Kinsella, C. and seconded by Coseo, C. the minutes of 3/8/07 and 3/22/07 were approved as submitted by all board members present.

Letter from Saratoga County Chamber of Commerce announcing the Leadership Saratoga Program and seeking applicants for the 22nd class.

Letter from Step It Up Adirondacks looking for the support of the Town Board in the adopting of a resolution regarding increased climate variability.

Notice from Operation Adopt a Soldier asking the Town to consider placing an ad in their publication.

Letter from Saratoga National Little League requesting permission to utilize the upstairs storage room, place a lock on one of the concession stand cabinets and to paint the dugouts.

Annual Financial Report has been filed with the Office of the State Comptroller and a copy is available in the Town Clerk's Office for review.

Received a check for Parks & Rec. – Open Space Fees from Muriel Gurren in the amount of \$550.

April 12, 2007 continued

Check from the Saratoga County Treasurer's Office in the amount of \$46.55 for the 2006 interest earned on the Cemetery Trusts for the Denton and Miller Cemeteries.

Supervisor Janik stated, as the Board did last month at the suggestion of some members of the audience, they will take public comments on any old business first.

Philip Gargan, Locust Grove Road – Mr. Gargan stated that he reviewed the minutes of the previous meetings and was not happy that they showed a true representation of what was said, by himself specifically, at the last Board meeting. He stated that he brought it to the attention of the Town Clerk that the Penal Law states that you should not file false instruments. He felt that basically the minutes were a falsely written instrument if it did not reflect what was said. He wanted to bring this to the Board's attention before the minutes were filed anywhere.

Lavern Utter, Route 9N – Mr. Utter stated that he would be interested in serving on the committee for the Restoration of the Caboose if it was not too late.

Towable Wood Chipper – Highway Supt. Walter Barss stated that after reviewing the bids, the low bid submitted by Abele Tractor for the Morbark Chipper met all the specifications and he would recommend that the bid be awarded. Supervisor Janik noted that a decision would have to be made regarding the trade-in of the old chipper. Highway Supt. Barss stated that there has been a lot of interest from some of the residents in Town and he would like to put it out to bid rather than trade it in. He suggested that the minimum bid be set at the trade in value.

RESOLUTION # 78 – Award Bid – Towable Wood Chipper

Motion: Kinsella, C.

Seconded: Coseo, C.

RESOLVED, That the Town Board hereby awards the bid for the Towable Wood Chipper as per Bid Specifications #4-2007 to Abele Tractor and Equipment Co., Inc. for \$25,746.92 without Trade In.

VOTE: Ayes: Janik, Coseo, Kinsella

Noes: None

Absent: Osborne, Pemrick

RESOLUTION # 79 – Declare Equipment as Surplus and Advertise For Bids

Motion: Coseo, C.

Seconded: Kinsella, C.

RESOLVED, That the Town Board hereby declares the 1995 Woodchuck Brush Chipper as surplus, and

FURTHER RESOLVED, that the Town Clerk be directed to advertise for sealed bids, with a minimum bid of \$4,500., to be opened on May 10th, 2007 at 7:25 PM.

VOTE: Ayes: Janik, Coseo, Kinsella

Noes: None

Absent: Osborne, Pemrick

1990 Ford F-700 – Highway Supt. Barss stated that he would like to readvertise for bids on the Cab & Chasis. He has received some interest on this vehicle since the bid opening last month, when we did not receive any bids on this vehicle. He suggested that there be no minimum bid set.

April 12th, 2007 continued

RESOLUTION # 80 – Advertise for Bids Surplus Highway Vehicle

Motion: Coseo, C.

Seconded: Kinsella, C.

RESOLVED, That the Town Clerk be directed to advertise for sealed bids for the surplus highway vehicle, 1990 Ford F-700 Cab and Chasis, and

FURTHER RESOLVED, that the bids shall be opened on May 10th, 2007 at 7:20 PM.

VOTE: Ayes: Janik, Coseo, Kinsella

Noes: None

Absent: Osborne, Pemrick

Brigham Road Park – Supervisor Janik stated that the Highway Department has cleared the trails throughout the Park as per the plan drawn up by the Town Engineer. The trail is approximately 1 mile long and it has been cleared approximately 8 feet wide. Highway Supt. stated that the Board needed to determine what they wanted to be able to use the trails for in order to determine what type of material should be put down, i.e. woodchips or stonedust. Coseo, C. thought that it would be a good idea to have a place for kids to be able to ride bikes, as well as a place for joggers and walkers. He felt that the path was wide enough to accommodate all of them. Supervisor Janik stated that he would like to see motorized vehicles prevented from entering. Highway Supt. Barss stated the Pompa Brothers had offered to donate some of the material for the paths. Supervisor Janik felt that crusher run material topped with stone dust would make a nice surface. It would also keep the vegetation down. Highway Supt. Barss would provide more information regarding possible donations and estimated Town costs for next month. Coseo, C. felt that there may also be some civic groups, such as the boy scouts, who may be willing to help.

Outdoor Town Hall Sign – Supervisor Janik stated that Councilman Pemrick has been working on obtaining proposals for a sign. He is looking at a 2 sided, 4' x 6' sign with replaceable letters covered with a clear shield and exterior lighting. More information will be available for the next meeting.

Old Railroad Caboose – Supervisor Janik stated that 12 people had expressed an interest in serving on the committee. He added that he knew many of these people and felt that they would do a fine job. He noted that originally the Board spoke about limiting the number of people on the committee to 5. Coseo, C. and Kinsella, C. agreed that everyone that has submitted their name was very interested and it was very hard to know who to exclude. Supervisor Janik agreed and suggested they all be appointed. Kinsella, C. asked who should be chairperson or would the Board want the group to select their own chairperson. Supervisor Janik thought that the group should pick their own chairman. Coseo, C. prepared a proposed “charge” to the committee which included the following: What repairs were needed to make the caboose structurally sound and maintain its historical significance; What will those repairs cost in terms of labor and materials; Explore sources of donated labor and materials; Explore grants for the repairs; and Formulate a plan for future public and/or private use of the caboose and the Railroad Station. Coseo, C. stated that he would have a hard time expending close to \$40,000., which someone has estimated, if it was just going to be a monument to look at. He felt that there should be some discussion about making an

April 12th, 2007 continued

active exhibit or something. He added that there had been some discussion regarding the issue of donated labor and materials as to whether or not it would be feasible. Was there going to have to be someone in charge to manage the labor and materials? He felt that this was something that should be looked at as part of the “charge”. Supervisor Janik was concerned that if the decision was made to repair the caboose, that the work be preformed, concluded and done right. If the Town was going to spend that kind of money, he would like some sort of assurance that it was going to be done right. Kinsella, C. felt that the people who have expressed an interest to serve on this committee were all very energetic and wanted to get this project done. He felt that they would figure out a way to make sure that it was done correctly.

RESOLUTION # 81 – Appoint Members to Railroad Caboose Committee

Motion: Coseo, C.

Seconded: Kinsella, C.

RESOLVED, That the Town Board hereby appoints the following individuals to the Railroad Caboose Committee: Vince Walsh, Steve VanDyk, Joyce Woodard, Edward Woodard, Robert Roeckle, Tony Bucca, Lorna Dupouy, Louise Okoniewski, Stan Weeks, Mary DeMarco, Albert Hillmeyer and Lavern Utter, and

FURTHER RESOLVED, that the Committee shall look into the repair of the caboose per the Town Board “Charge to the Committee”.

VOTE: Ayes: Janik, Coseo, Kinsella

Noes: None

Absent: Osborne, Pemrick

RESOLUTION # 82 – Deceased Veteran Resolution of Honor

Motion: Kinsella, C.

Seconded: Coseo, C.

WHEREAS, it is the desire of the Town of Greenfield, which throughout its history, has sent many of its residents to serve in the armed forces of the United States, to honor those of its citizens who have served their country, and

WHEREAS, **Pvt. Andrew Arthur Mousin**, a native of the Town of Greenfield enlisted in the United State Army, and served as a mine sweeper in the 30th Infantry Division/119 Infantry Regiment in WWII, and

WHEREAS, **Pvt. Mousin** was awarded the Bronze Star for heroic achievement in action for courageously carrying out the mission of clearing a mine field despite intense enemy mortar fire,

BE IT RESOLVED, that the Town Board of the Town of Greenfield recognizes and remembers the unselfish service of **Pvt. Andrew Arthur Mousin**, and directs that this resolution of remembrance and honor be spread upon the official record of this meeting, and that the original be presented to the family as a remembrance.

VOTE: Ayes: Janik, Coseo, Kinsella

Noes: None

Absent: Osborne, Pemrick

Supervisor Janik stated that this Resolution will presented to family members at the Awards Ceremony at the County Board of Supervisors meeting on April 17th, 2007 at 2:30 PM. Town Board members and residents were invited to attend.

April 12th, 2007 continued

Zoning Law – Supervisor Janik felt that there will be a number of issues that come up regarding the recently adopted Zoning Law. The Code Enforcement Officer has stated that an individual wanted to apply for a Contractor Storage Yard in the IM District. This was allowed in the IM District without a Principle Permitted Use, however when the language was drafted it stated Principle Permitted Use. Supervisor Janik felt that it was the intention to allow Contractor Storage Yards in the IM District without a Principle Permitted Use. Coseo, C. stated that the Board had originally written it so that in the other zones it had to be associated with some other principle use. In the IM Zone you do not have to have a residence. Coseo, C. stated that there might be some clean up needed in some of the definitions. Supervisor Janik suggested that the Board make a list of the items as they come up. In 4 or 5 months get some feedback from the Planning and Zoning Boards as to how the process is working and make any necessary adjustments at that time. Kinsella, C. stated that he still felt that it was worthwhile to hold an open session to answer any questions the public had regarding the Zoning Law. He felt that there was a lot of confusion and misunderstandings about what Zoning was doing. He would be willing to set up a few evenings where people could come in and ask questions informally, not a public hearing. Coseo, C. did not disagree that there was some confusion. He felt that the people that hold these informal sessions should be the ones most knowledgeable as to what went on with the process over the last 3 years. He would be happy to be here with them as well. He also suggested that the Code Enforcement Officer be present if they were going to give interpretations as to what was written. Town Counsel Schachner felt that more of the questions were going to be of the “where are we at” variety as far as how does this work, what does this mean, etc. He felt that there were going to be very specific questions and the Board would be starting to give Zoning determinations. That is the job of Zoning Officer and any determination that the Zoning Officer makes can be appealed to the Zoning Board of Appeals. The Town Board does not have the authority to make a Zoning determination. It must be made very clear to anyone who comes to a question and answer session that this was not an official Zoning determination.

Town Hall Renovation Bids – Supervisor Janik advised that copies of the submitted bids will be made for all the Board members to review for the next meeting.

Joint Hazardous Waste Day – Coseo, C. stated that he attended a meeting, along with Ken Blom of the Environmental Committee, regarding a Hazardous Waste Collection Day in conjunction with the Towns of Milton, Ballston Charlton and Galway. The proposed date is August 11th, 2007 and the collection site will be the Town of Milton Town Hall parking lot. They have contracted with a group to come in and take care of the hazardous waste. The Town of Milton will have a Hazmat Truck there. The proposal is to share the cost based on the number of vehicles. The approximate cost would be \$80 to \$100 per car. Based on past experience, it is anticipated that there would be approximately 125 cars from each Town and the cost to the Town would be about \$12,500. Coseo, C. added that it is anticipated that the State of New York will refund 50% of the cost. There will be a limit to the number of computer products of 2. Everyone will be required to pre-register. The registration forms should be available

April 12th, 2007 continued

around May 1st at the Town Hall. Coseo, C. stated that in order to be part of this Joint Hazardous Waste Day, the Town must pass a resolution agreeing to join the program.

RESOLUTION # 83 –Agreement for Cooperative Hazardous Waste
Collection Day

Motion: Coseo, C.

Seconded: Kinsella, C.

WHEREAS, the Town of Milton is hosting a Household Hazardous Waste Collection Day on Saturday, August 11th, 2007 and has invited the Town of Ballston, Charlton, Galway and Greenfield to participate, and

WHEREAS, all participating Towns have budgeted funds for this event and formed a committee to administer the collection day, and

WHEREAS, this committee has agreed that the cost of this event be divided according to the percentage of residents from each Town that participates in this day (i.e. 100 Milton, 100 Charlton, 100 Galway, 100 Greenfield & 100 Ballston = 20%, 20%, 20%, 20% and 20%) and that each Town will furnish volunteers for the event, and

WHEREAS, if NYS approves 50% funding for this event, reimbursement to the participating Towns will be divided up using the same proportions/formula, and

WHEREAS, the committee has tentatively selected the Milton Town Hall Parking Lot as the location of this event and Saturday, August 11th, 2007 as the date and that all of the above is subject to NYS DEC approval, NOW THEREFORE,

BE IT RESOLVED, that the Town Board of the Town of Greenfield, does hereby support and agree to the terms of this resolution and authorizes the joint HHW Committee to proceed with the plans for this event.

VOTE: Ayes: Janik, Coseo, Kinsella

Noes: None

Absent: Osborne, Pemrick

Junkyard License Renewal – Supervisor Janik stated that the Town received the renewal application from Gaba Brothers Auto Parts for his lot on Middle Grove Road. The Code Enforcement Officer inspected the site and has submitted a letter dated 1/4/07 stating that they were in compliance. Kinsella, C. noted that Mr. Gaba had submitted his fee under protest. He felt that it was a reasonable protest. When the Board raised fees last year, this fee was raised by 1600% and the rest of the fees were no more than doubled. The new fee is substantially more than the State fee for junkyards. Coseo, C. added that he agreed that the percentage raise was quite high, however the Board had discussed that issue. Since the fee had not been raised since the 1970's and the Board was now going to have the Code Enforcement Officer do inspections of the sites, which they have not done in the past, the cost to the Town was going to be substantially higher.

RESOLUTION # 84 – Approve Junkyard Renewal

Motion: Kinsella, C.

Seconded: Coseo, C.

RESOLVED, That the Town Board hereby approves the following
Junkyard License Renewal for the year 2007:

#3-2007 – William Gaba – Gaba Brothers Auto Parts

VOTE: Ayes: Janik, Coseo, Kinsella

Noes: None

Absent: Osborne, Pemrick

April 12th, 2007

RESOLUTION # 85 – Approve Bus Contract for Summer Program

Motion: Coseo, C.

Seconded: Kinsella, C.

RESOLVED, That the Supervisor be authorized to sign the Transportation Rental Agreement with the Saratoga Springs City School District for buses for the Summer Recreation Program.

VOTE: Ayes: Janik, Coseo, Kinsella

Noes: None

Absent: Osborne, Pemrick

RESOLUTION # 86 – Acceptable Training for Planning Board & Zoning

Board of Appeals Members

Motion: Kinsella, C.

Seconded: Coseo, C.

WHEREAS, Town Law sections 267 and 271, Village Law Sections 7-712 and 7-718, and General City Law Sections 27 and 81 provide that effective January 1, 2007, all planning board and zoning board of appeals members in New York State, as well as alternate members of those boards, must complete a minimum of four hours of training each year; and

WHEREAS, the above sections of state law provide that a planning board or zoning board of appeals member shall not be eligible for reappointment to such board if they have not completed the training required by law; and

WHEREAS, the above sections of state law provide that the legislative body of the town, village and city specifies which activities qualify as training to satisfy the state requirements; NOW THEREFORE,

BE IT RESOLVED, that the following list of agencies, commissions, associations, universities, and other organizations are approved to provide training to meet the state requirements when the training they provide pertains to municipal planning, zoning, community design, environmental issues, economic development, and local government functions and practices:

- 1) the NYS Department of State; Department of Agriculture and Markets; Office of the State Comptroller; Department of Health; Department of Transportation; Department of Environmental Conservation; Office of Parks, Recreation, and Historic Preservation; Hudson River Valley Greenway; and
- 2) the New York State Association of Towns; the New York Conference of Mayors; the New York State Association of Counties; the New York Planning Federation; the American Planning Association; the Upstate New York Chapter of the American Planning Association and its sections; and the Metro New York Chapter of the American Planning Association and its sections; and
- 3) the Capital District Regional Planning Commission; Central New York Regional Planning and Development Board; Herkimer-Oneida Counties Comprehensive Planning Program; Lake Champlain-Lake George Regional Planning Board; Long Island Regional Planning Board; Southern Tier Central Regional Planning and Development Board; Southern Tier East Regional Planning Development Board; Southern Tier West Regional Planning and Development Board; Genesee-Finger Lakes Regional Planning Council;

April 12th, 2007 continued

Hudson Valley Regional Council; Tug Hill Commission and Adirondack Park Agency; and

- 4) the Saratoga County Planning Federation; Saratoga County Planning department; Saratoga County Soil and Water Conservation districts; and
- 5) the Albany Law School Governmental Law Center and Institute for Legal Studies; Pace Law School; Cornell University and its cooperative extension; and
- 6) on-line planning and zoning training programs offered by the New York Municipal Insurance Reciprocal; Pace University and Land Use Law Center; and the Lincoln Institute of Land Use Policy; and

BE IT FURTHER RESOLVED, that other training activities may be approved on a case-by-case basis by the Town Board/Village Board of Trustee/City Council upon the request of a planning board or zoning board of appeals member; and

BE IT FURTHER RESOLVED, that any new member appointed to fill the last 6 months of a term shall not be required to have attended training to be reappointed to a first full term, but must thereafter comply with the municipal training policy as provided elsewhere herein; and

BE IT FURTHER RESOLVED, that training received by a planning board or zoning board of appeals member in excess of four hours in any one year may be carried over by the member into succeeding years; and

BE IT FURTHER RESOLVED, that the Town Clerk/Village Clerk/City Clerk/Director of the Department of Planning shall create and maintain a system of tracking the training individual members complete annually; and such information shall be presented to the appointing authority prior to considering a member for reappointment.

VOTE: Ayes: Janik, Coseo, Kinsella

Noes: None

Absent: Osborne, Pemrick

Insurance Claims – Supervisor Janik advised that there recently were a few minor incidents. There was a minor accident when one of the Town employees backed into a garage door at the Town Park. Three quotes were obtained to make repairs. The low quote was for \$1,350. The insurance deductible is \$1,000. After discussing the matter with the Town insurance agent, Supervisor Janik decided not to file a claim. Around the same time, a Highway Department Vehicle was damaged and the cost of repairs was \$1,900. Since the deductible was \$500., a claim was filed on this one.

Baseball Fields – Supervisor Janik asked if the Board members had any opposition to allowing the members of Saratoga National Little League to paint the dugouts or with providing a lock on one of the concession stand cabinets. Supervisor Janik added that they were also looking for permission to utilize the upstairs room for equipment and/or supplies, as they have in the past. Coseo, C. noted that the upstairs could only be used for storage and the announcer area can not be used. Supervisor Janik agreed and stated that it was his understanding that there was a fire code issue.

Town Newsletter – Kinsella, C. stated that the newsletter is ready to go. The Fire District is not going to have theirs ready and will send it out separately. Kinsella, C. will forward to the Town Clerk to get copied and mailed. They should be in the mail within a week.

April 12th, 2007 continued

Chip Seal Treatment – Highway Supt. Walter Barss stated that they have been exploring other treatments for Town roads instead of two courses of blacktop. They would still grind the road up and rebuild some of the base, install necessary drainage and put down a binder course. On some of the lower volume roads they would then install a chip seal treatment rather than a 2nd course of blacktop. Depending on the price of blacktop, this would save the Town approximately \$25,000. to \$26,000. per mile. Supervisor Janik asked what the life of this product was versus blacktop. Highway Supt. Barss stated that a lot of Towns use this as their only treatment. They just put the stone and oil down on top of the existing roads and eventually the cracks just come back up through. He is proposing to still grind up the road and repair the base. He estimates that it should last about 5 to 8 years before it starts to crack. They may even be able to extend it longer by crack sealing. In addition, they also have the option to putting down a second application if necessary. Supervisor Janik asked if this work was done by the company. Highway Supt. Barss stated that they would just send the equipment and one operator. The Town supplies the rest of the labor, which makes this system economical for the Town. They have looked into other treatments, however they are very labor intensive and the price is quite a bit more. He estimated that they may be able to pave an additional mile or so.

Blacktop – Highway Supt. Barss brought to the attention of the Board that some of the Towns were bidding blacktop on their own rather than going with the County contract. Normally what would happen is that the other company that does not have the County Contract would try to come in and underbid the County price. He would then have 2 options where he could get blacktop if he ever had trouble getting into one plant. He did not know if it would really be a huge savings or not. Supervisor Janik asked what his recommendation was as far as bidding was concerned. Highway Supt. Barss stated that at this time he did not think that he would do a separate bid and that he would just go with the County contract. He has always had a good relationship with either quarry.

Electricity - Supervisor Janik stated that he received a call from NYS Electric and Gas. They were canvassing municipalities pitching a reduction in supplied electric costs. National Grid transmits the electricity over their lines, however they are not a producer. NYS Electric and Gas stated that they can save the Town 7% over the existing bill, however they only guarantee those savings for 2 months. He stated that the Town currently pays about \$5,000. per month and this would amount to a substantial savings. Coseo, C. stated that he gets calls at his business all the time. However, when you look at your most recent bill there are about 10 different suppliers that you can pick and choose from. He questioned who had the expertise to make a determination as to who was going to be the cheapest down the road and in the long run, which option would be the best. Supervisor Janik stated that if you were going to sign up for this, you have an option of getting out of this one time. He added that he has checked around with other local municipalities and has not been able to find any others in the area that have opted in to this program.

Barry Guild, Allen Road – Mr. Guild stated that he has been trying subdivide a piece of property for his son since 2002. He went to the Planning Board and they told him at that time that he needed to go to the Highway Superintendent to get a

April 12th, 2007 continued

driveway permit, which he did get. He went back to another Planning Board meeting and they stated that the driveway permit was not good enough, he needed to get an engineer for site distance. He hired an engineer and presented the information to the Planning Board. At that time they told him he was missing the requirement by 18 feet. Mr. Guild then suggested that he move the proposed location of the driveway down 18 feet to meet the requirements. At the same time, the Town needed to clear the corner and shave back the corner to make it easier for snow removal, make it better for site distance, etc. He owns that piece of property on the corner and gave permission to the Town to go ahead and do the work on his property. They started clearing the corner in January 2007, however that has still not been completed. Mr. Guild stated that previously his land was located in the R2 Zone, 2 acres. With the new Zoning that was recently adopted, his property is now zoned 6 acres. His complaint was that the Planning Board knew what his intentions were since October 2002. He has been delayed in making his application for subdivision due to items that he just mentioned and now he has been told that he can not apply for a subdivision. Supervisor Janik stated that he was on the Planning Board at the time Mr. Guild first came in. He asked if he ever actually filed an application and applied for a subdivision. Mr. Guild stated that he never filed the application or paid the \$50. fee because he was waiting to clear up the other issues first. He stated that he has been back to the Planning Board 7 times and each time was sent back to do something else. Supervisor Janik stated that when the new Zoning Law was enacted, the Board included in that how applications were going to be treated that were in the pipeline. What was decided was that if the Planning Board or the Zoning Board of Appeals had accepted an application as complete then that application would continue under the old Zoning Law. If not, it would have to comply with the new Zoning Law. He added that since an application had not been filed, one way to seek relief would be to apply for an Area Variance from the Zoning Board of Appeals. Mr. Guild stated that he received a letter from the Planning Board denying the subdivision because an application had not been filed. He did not believe that all the people that made applications had to jump through all the hoops that he did. Coseo, C. felt that the letter was probably from the Code Enforcement Officer and not the Planning Board. Supervisor Janik stated that he would like to have the opportunity to review the Planning Board minutes and the letter that Mr. Guild recently received and try to determine what was happening.

Butch Duffney, Brigham Road – Mr. Duffney stated that as a follow up to Mr. Guild, this seems to be an ongoing thing with the Planning Board. They are making people like Mr. Guild jump through a lot of hoops and it seems like the process is taking too long. He felt that there should be a limitation on the time that it takes to get a minor subdivision. The Town Board should give somebody a little authority to approve things. Supervisor Janik stated that the Town can not delegate the authority to one person. Mr. Duffney suggested that they set up a list of what is needed and give it to the applicant in the very beginning instead of adding something new each month and drawing it out. Mr. Guild stated that he is learning throughout this process and is just trying to do the right thing and do whatever the Planning Board is asking him for.

Vince Walsh, Greene Road – Mr. Walsh stated that he would like to see the public comment section go back to the old way. Coseo, C. stated that old business

April 12th, 2007 continued

was something that the Board was probably going to vote on that night. The reason for the change was to allow the public the opportunity to comment on an item before the Board voted on it. Mr. Walsh stated that once he hears the Boards discussion on a matter he would like to be able to comment on what they discussed. Coseo, C. noted that the resolution might already be adopted before the public has an opportunity to comment. Mr. Walsh felt that the idea to have the question and answer sessions was a great idea. Mr. Walsh added that as far as the donation of materials for the Town Park were concerned, he thought at it was a great idea and added that anytime someone wanted to do something like that they should be recognized.

Lisa Kosek, Route 9N – Mrs. Kosek suggested that the Board have 2 comment sections. The one at the beginning of old business could be for any items that are noted as Resolutions and the one at the end of old business for any discussion items. Mrs. Kosek also added that she has heard comments about “November is coming”. She stated that having run for office last year, she knew how much work goes into running for office. These people are not here to make a lot of money. They are here to serve the people. She added that you should be careful what you wish for, because you can never be sure that the next group of people will not be worse. It is very hard to get candidates to run for office. Mrs. Kosek stated that as far as donations were concerned, she wondered how that would effect decisions made down the road. Supervisor Janik stated that if anything, the Board would be more than cautious in considering any application before them if that applicant had provided goods and/or services to the Town.

Philip Gargan, Locust Grove Road – Mr. Gargan suggested that this may be a good time to take a look at the Town Ethics Code. Perhaps there should be something in the Code that states that a member of the Town Board can not go to work for any company that has made a donation to the Town for 2 years after they leave office.

Lavern Utter, Route 9N – Mr. Utter stated that with some of the developments, the Town has asked people to rebuild and/or improve roads as part of their approval. He did not see anything wrong with someone donating things to the Town.

Chad Jorgensen, Daniels Road – Mr. Jorgensen applauded the idea of reaching out to the community by offering the question and answer sessions regarding the new Zoning Law. He felt that by offering to educate people regarding this type of thing would help to lower the amount of animosity.

Ty Stacey, Locust Grove Road – Mr. Stacey suggested that in light of the fact that a veteran of the Town of Greenfield was being honored at the County, this might be a good time to put together a citizens committee to take a look at the Veterans Park to see how that can be improved, expanded upon, etc. He also suggested that maybe they could come up with an idea how to include the lists of veterans that are downstairs at the park. Mr. Stacey also questioned the proposed school taxes and equalization rates that were recently in the newspaper. He felt that the tax rates should be the same for everybody that is in the school district. Supervisor Janik stated that this was a work in progress and that the figures in the paper were preliminary figures. Both himself and the Assessor have been talking to NYS Office of Real Property, County Real Property and a few of the other Town Supervisors. They are hoping to be able to have a meeting with NYSORPS and that they will be able to effect a change in this. Supervisor Janik stated

April 12th, 2007 continued

that he was very concerned about this due to the impact that it will have on the residents of the Town of Greenfield. They are trying to talk to the people who control the process and make sure that they adhere to their own guidelines to ensure equitable treatment between all municipalities that are within one school district. At this time, he did not believe that the Town of Greenfield was receiving fair treatment.

James VanDyk, Daniels Road – Mr. VanDyk stated that Saratoga Springs has stated that it was not worthwhile to do a reval every two years and questioned why the Town of Greenfield does. Supervisor Janik stated that by doing a reval each year you can address any inequities in the community between property owners. The Town missed one year due to the change in Assessors, etc. and that was part of the reason why the jump in assessments were so high. We will now be back up to 100%. Had we not done a reval, the level of assessment would probably go down to 70% or lower. The level of assessment does not impact your local taxes. What it may impact at times is the equalization rate applied by the NYS Office of Real Property Services in the school taxes which is something that the Town does not control. Supervisor Janik stated that if you look at information available through the Office of Real Property, you will find that commercial sales in the City of Saratoga are selling for double what the assessed values are. The residential properties in the City are about 70% of real value. What is happening in the City is that the people that own residential properties are paying a disproportionate amount of tax because the commercial properties are not assessed appropriately.

Bill Bokus, Barney Road – Mr. Bokus stated that he was under the understanding that approximately 5 or 6 years ago, the State began to offer municipalities money to get their assessments in line and asked if the Town was receiving this money. Supervisor Janik stated that the Town is reimbursed by the State \$5.00 per parcel or about \$18,000. to conduct a revaluation. Mr. Bokus stated that it was his understanding that the last Assessor left due to the fact that the Board would not pay her more money. He questioned how much the Town actually saved by hiring a new assessor and a part time assistant. Supervisor Janik stated that the Assessor did not have a part-time assistant. There was an extra person hired for a 2 or 3 week period to help to review the impact notices, that was it. The Town saved approximately \$13,000. on the Assessor position. Mr. Bokus asked how the Town investigated this new assessor as to how qualified he was for the position. Supervisor Janik stated that the Board checked on the resumes, interviewed all the applicants that were qualified, certified assessors. Mr. Bokus stated that it was his understanding that the assessor was going to leave at the end of the year. Supervisor Janik noted that his term of office is up at the end of September, along with all the other assessors in the State, and that he did not know whether or not he would accept a new job offer. Coseo, C. stated that Mr. Bonanno had some very strong credentials. He had an extensive background and was better than any other person that was interview by the Board. Mr. Bokus stated that if he was so qualified, he has a problem with approximately 12 different parcels that he owns in the Town. He was currently building a house on one lot in his subdivision. Two years ago the lot was assessed at \$21,000. The tentative assessment for this year on his “work in progress” is \$220,000. and he was told that this was 35% complete. Mr. Bokus stated that he asked the assessor how he

April 12t, 2007 continued

arrived at the figure of a full market value of \$660,000. He was told by the assessor that the land was worth \$86,000. because it was an improved lot with a well and septic system. Mr. Bokus stated that there was not a well and septic system on the property. Mr. Bokus added that if the assessor was so qualified how could he assess the property for a well and septic system that do not exist and come up with a full market value of \$660,000. when he intends to sell the home at a market price of \$390,000. to \$400,000. Coseo, C. noted that Mr. Bokus had the opportunity to file a grievance and go before the Board of Assessment Review if he was not in agreement with the value placed on the property.

Robert Hyndman, Denton Road – Mr. Hyndman stated that he attended a Planning Board meeting back in December and at that time they were not allowed to consider reviewing the Site Plan of the Polo project because they were in Zoning violation for having a structure over a septic system. At the next meeting, the Code Enforcement Officer stated that they had mitigated the problem. Mr. Hyndman added that in January he drove by and saw that the white skeleton aluminum frame of the tent was still there. So he spoke to the Code Enforcement Officer and asked him how the frame could still be there and they were in compliance. The Code Enforcement Officer explained that Polo was contesting to the State as to whether or not they could put in a holding tank and have it pumped and they were also contesting the requirement of having to have a sprinkler system. Mr. Hyndman stated that he has learned that they have scheduled a prom for May 18 or 19th for 200 people. The prom committee was told that they would have the walls up by then and that they do have heat. In addition, he also received an invitation to attend the Saratoga Springs Preservation Foundation Fundraiser there. It is scheduled for the weekend before that, May 12th. They have planned events even though they are in violation and they do not have the necessary permits. Supervisor Janik stated that he would follow up with the Code Enforcement Officer and make sure that prior to the two planned events he inspects the premises and makes sure that the tent does not go back up.

On motion of Coseo, C. and seconded by Kinsella, C., the Board adjourned to Executive Session to discuss a personnel matter at 9:20 PM. Clerk was not present for session and no minutes were filed. On motion by Kinsella, C. and seconded by Coseo, C., the Board returned to regular session at 9:33 PM.

Monthly reports were submitted by the Building Inspector (Jan., Feb., & March), Town Justice Varley (Feb. & March), UDAG Revolving Loan Fund, Highway Supt., Dog Control Officer, Town Clerk and Town Supervisor.

RESOLUTION # 87 – Highway Bills

Motion: Coseo, C.

Seconded: Kinsella, C.

RESOLVED, That Highway Bills # 40 to # 65 in the amount of \$102,811.64 be paid, subject to audit.

VOTE: Ayes: Janik, Coseo, Kinsella

Noes: None

Absent: Osborne, Pemrick

April 12th, 2007 continued

RESOLUTION # 88 – General Bills

Motion: Coseo, C.

Seconded: Kinsella, C.

RESOLVED, That General Bills # 167 to # 251 in the amount of \$46,118.14 be paid, subject to audit.

VOTE: Ayes: Janik, Coseo, Kinsella

Noes: None

Absent: Osborne, Pemrick

RESOLUTION # 89 – UDAG Bills

Motion: Coseo, C.

Seconded: Kinsella, C.

RESOLVED, That UDAG Bill # 10 in the amount of \$235.63 be paid, subject to audit.

VOTE: Ayes: Janik, Coseo, Kinsella

Noes: None

Absent: Osborne, Pemrick

Supervisor Janik advised that the Petruzzo loan has been paid in full.

SEDC has requested additional information regarding Putnam Brook and should be able to give their assessment soon.

On motion of Coseo, C. and seconded by Kinsella, C., the meeting was adjourned at 9:37 PM.

Town Clerk