

January 25<sup>th</sup>, 2007

A Special Meeting of the Town Board was held at the Community Center on Thursday, January 25<sup>th</sup>, 2007 with the following members present: Albert Janik, Supervisor; Daniel Pemrick, Peter Coseo and Thomas Kinsella, Councilman. Carol Osborne was absent. Also present were Town Counsel Mark Schachner, Highway Supt. Walter Barss and approximately 150 residents.

The special meeting was called to order by the Supervisor at 7:30 PM and opened with the pledge to the flag.

Supervisor Janik thanked everyone for coming. He stated that although the public hearing concerning this zoning revision was held on November 29<sup>th</sup>, 2006, the public would be given the opportunity to share their concerns with the Board this evening before they considered a vote on the revision. Supervisor Janik stated that he would like to take a minute to try and explain what the Board was trying to accomplish with Section 105-22. This regulation deals with businesses that currently exist in the Town. It was added in an attempt to provide a form of amnesty to those individuals who may be operating a business not allowed under our current zoning code. It was the hope of the Board that these comments will answer some of your questions and relieve some anxiety that has developed over this issue. In a lengthy process that began over two years ago the Town Master Plan identified goals related to this issue:

- A. Our Town is and will be predominantly residential, and
- B. The type of business activity that is most compatible and should be encouraged are low impact type I and II Home Occupations. This type of business helps to maintain the character of our Residential Neighborhoods.

However, this Board recognizes and understands that there are many business activities that currently exist in our Town that do not fit neatly into a Type 1 or 2 Home Occupation description. We also recognize that these businesses have played and continue to play an important role in our Town economy and community. We recognize that some are more compatible with our Town goal of residential use than others. We know that some business activities applied and received permits from the Town and that some did not. We also know that some business activities started out doing one thing and may have evolved or expanded their operation or business. We believe that these existing businesses and residential growth are going to come in conflict with each other at some point. The Board has tried to find a way to minimize these future problems, support the residential character of the Town and provide the existing businesses the opportunity to be authorized by the Town. We have no intention or plan to go out and find out who is authorized and who isn't. We want only to assist and help those with established businesses and those that come forward to request a permit. Their business activity or use will be given special consideration and permit fees will be waived. Those residents that wish to take advantage of this opportunity will have 180 days to do so. The Board encourages all residents that this may pertain to, to read the Zoning Law carefully and call the Building/Code Enforcement Officer if there are any questions.

The Supervisor opened the meeting for public comments at this time. He asked that everyone limit their comments to three minutes so that everyone who wishes to speak has an opportunity to do so.

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Walter Chandler, Sand Hill Road – Mr. Chandler stated that he was a third generation resident. He stated that there are a lot of businesses in Town that do not fit Type I or Type II Home Occupations. If this law is adopted, there are many people who would not only lose their business but their homes and their land too. Mr. Chandler stated that he was not operating a commercial business on his property. All he was doing was bringing home his equipment that he owned and maintaining it. He went out in the field to do his work everyday. This is how businesses in this Town have operated for many years. Mr. Chandler felt that everyone currently in business should be grandfathered. He felt that the Board needed to provide more support for these businesses. He suggested that the Board should get more input from the small business owners before they adopt the proposed law.

Chris Baker, Grange Road – Mr. Baker stated that he managed Brookhaven Golf Club. He added that he has been in landscaping all his life. Once a housing development has been built there are going to be paving trucks, garbage trucks, fill-a-pool trucks, lawn care, etc. all the time. When a development is built, all of the homes are not built at one time. They are built a few at a time. The people that want residential and do not want any trucks are going to see more trucks than they want. There are going to be a lot of vehicles coming into a small area. There has to be something in the middle.

Cynthia Kroeger, Porter Corners – Ms. Kroeger stated that she only found out about this meeting because of a neighbor and was not even aware that this was taking place until today. She questioned how the Town sent the notices out and suggested that the Town should be mailing something to every home when they are considering important issues such as this.

Peter Stewart, Porter Corners – Mr. Stewart stated that he has been in business in the Town for 6 years. When he came in and got his building permit for his house and garage he spoke with the Town Supervisor, the Highway Superintendent and the Code Enforcement Officer and no one told him that he needed any other permits. He stated that he is not going to comply with the new regulations. Once you get a Special Use Permit, the Town is going to come and tell him what he can and can not do with his business. He felt that it was unfair. Mr. Stewart stated that he voted for the Board members and that he wanted some help from them. He felt that the Board needed to listen to the working people too, and not just the city people who have just moved into the Town.

Butch Duffney, Brigham Road – Mr. Duffney stated that he was a third generation logger. He agreed with Mr. Chandler regarding truck issues. Their families built this Town. He added that he would like to address the issue of outdoor furnaces. He went around to homes with outdoor furnaces and dropped off 40 notices. The State and Federal government are all saying that we need to conserve energy. If they could no longer use their outdoor furnaces, each one of the 40 furnaces that he found would probably use between 700 and 1,000 gallons of fuel a year. Mr. Duffney also stated that the proposed law requires that a spark arrestor be installed and you need to get a permit. If a permit is not obtained, the boilers must be removed. He asked what the difference was between the outdoor wood furnaces and the neighbors fireplace or woodstove. Are

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they also going to have to get a permit? He questioned why someone with an existing outdoor furnace would have to get a permit, when some of these people have had them for 10 or 12 years.

Drew Shattuck, Ridge Road – He stated that in 1996 he purchased 36 acres of land with the intention of building his home their. He was here tonight to support some of his friends and some top shelf professional people. He felt that what was about to happen was wrong. These people are going to be made to jump through hoops and they are the people who keep this Town going. Mr. Shattuck stated that if people have a problem with the trucks operating unsafely on the road then they need to call the State Police or the Sheriffs Department. He felt that any of these top shelf professional people in Town would not have a problem with those laws being enforced. If someone was operating unsafely, then that person should be shut down. He felt that the rules should be the same for everybody and if you require a Special Use Permit it is going to be arbitrary. He suggested that all the existing businesses should be grandfathered.

Frank Flanagan – Operator of Muddy Acres, Middle Grove Road – Mr. Flanagan stated that it has taken him 2 ½ years to get approval of his Special Use Permit to move down the road 2 miles from his current location. He stated that it has cost him thousands of dollars in lost revenues. The Town is making it so that you can not do business in Greenfield.

Jack, Porter Corners – He questioned who would make the decision regarding the wood furnaces and trucks as far as people abiding by the rules if they are made. Supervisor Janik stated that if the Town adopts this Zoning proposal then it would become law and you would have to abide by it. Jack questioned who would enforce the law.

Bill Bokus – Mr. Bokus stated that he was also a third or fourth generation resident. He stated that when the proposed Zoning Law was explained, it seemed like it was trying to make Greenfield a residential community. He felt that there were many people here this evening that did not think that this should be just a residential community. Mr. Bokus added that over the last 40 years that he has been in business, every time someone new moves in and comes to the Town with a complaint, the business owner is always wrong. He felt that the truck drivers were the most restricted people around. They are drug tested and require a special license. Mr. Bokus stated that the majority of the people did not want the new Zoning Law in this form. There was already a Zoning Law in place that was not being enforced. Mr. Bokus asked where the other member of the Town Board was this evening and added that the Board should not even consider making a decision on this matter without all of the Board members present.

Deborah Fellows – She stated that she has only lived in the Town for a little over a year. She went through 8 months to get a Special Use Permit to live in her home. She stated that she was the President of the New York Civil Rights Council. She wanted to know when the government got to over rule the majority of the people. She added that this Town Board works for them and the people did not want this.

Bob Smero, Grange Road – Mr. Smero stated that he has been in business here for 40 years. He did not like the fact that the Board was trying to micro manage his life, telling him what to do and what he can or can not do. He did not feel that if you

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have been in business in this Town for that long that you should have to come to the Board and beg for a Special Use Permit to do something that should be your right to do.

Bob Rickard, Braim Road – He moved there 16 years ago and the first thing that he did was come to the Town and ask if he could build a shop next to his house. He told the Building Inspector that he was a general contractor and that he would like to maintain and store his vehicles there. He would not have a sign and would not post hours. If he was told at that time that he could not do that, he would have built his building somewhere else. When he moved in there were only 2 neighbors. Now there were 5 more neighbors behind him and they are the people that this Town is listening to. Mr. Rickard stated that no one from the Town came to him and asked him what was going on in the shop, ie. was he expanding, was he running a trucking company, etc. He came in to the Town to make concessions to try and work things out. He is just trying to make a living.

Lynn Baker, Grange Road – Her and her husband run Brookhaven Golf Club and have recently started an alpaca farm. She agreed with everyone who had spoken and did not have a problem with any one of these businesses. She grew up in the city and came out to the country to live with people like this. She is a school bus driver and felt that the truckers on the road had more respect for the school buses than anybody else and they were safer than any other driver.

John Reome, South Greenfield Road – Started his business five years ago and never had a problem. All of a sudden someone came and told him that he had to move his stuff. He did not feel that the Town Board should be able to tell people what to do. He now rents property from the Mabb's on Daniels Road and has heard that the Town has a problem with that. He stated that the Board was not looking at the whole picture, they were just looking at the cover. They need to take a good look and see what you are doing to a lot of people in this room.

Clarence Covell – Mr. Covell wanted to know who came up with the idea. Supervisor Janik stated that the draft Zoning Law was a product of the Zoning Review Committee which was comprised of 9 members, several of whom were at large members of the community. They made a recommendation to the Town Board. The Town Board held a public hearing back in November and based on feedback from the community the Board has made some changes. They have eliminated the parking restriction and the registration provision and many other changes. After that time, the Board received additional comments and concerns from the citizens at their Board meeting. The Board then came up with what they thought was a unique solution to the problem with those individuals engaged in business in the community that did not fit the mold for Type 2 Home Occupation by allowing them to apply, with no fee or anything, for a Special Use Permit. This would allow people that would not normally be able to apply for a Special Use Permit to do so for a period of 180 days. Supervisor Janik added that anybody that is faced with this dilemma should first find out from the Code Enforcement Officer whether in his opinion their activity is in compliance with the current Zoning Law. If it is, then you do not have to do anything to continue your operation. If you are not, then you may choose to avail yourself of this provision that allows you to apply for a Special

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Use Permit or you could just do nothing. The Board is trying to accommodate the concerns of the citizens.

Dave Merchant – He stated that he has a small business that is just down the road from him. He added that most of the people in this room take pride in their businesses and take good care of their equipment and property. He could not understand why this was even a problem that needed to be discussed.

Paul Davis, Locust Grove Road – Mr. Davis noted that currently there is no regulation regarding Outdoor Furnaces. He questioned what would happen if you have an existing boiler in place and you will not meet the new requirements. He stated that he would not meet the criteria regarding the months of operation. He uses his outdoor furnace to heat his pool. Supervisor Janik felt that he would probably have to apply for a variance. Mr. Davis asked what would happen if they turned down his variance and questioned whether the existing outdoor furnaces could be grandfathered. Supervisor Janik stated that the reason this was part of the new code was because there were issues with the proximity of the furnaces to adjacent neighbors. The language was drafted to limit them to 5 acre parcels and 100' setback in an attempt to lessen the impact on the neighbors. There are some people who do burn these things year round and use substandard wood. Supervisor Janik added that it was his understanding that there was an ordinance coming down from the State regulating outdoor furnaces that was going to be more of a problem than the Town ordinance.

Mike Heritage, Boyhaven Road - He stated that he was a mason contractor. He added that if the Town was going to have the Building Inspector/Code Enforcement Officer running around checking these outdoor furnaces, when are they going to have the time to inspect their footings, etc. that need to be inspected. They are already backed up and have all they can do just to maintain the work that they have.

Walt Chandler – He stated that everyone here that owns their own business does not come to the Board to address them regarding nonsense. Eighty-five to ninety percent of the time, the neighbors that are complaining are just causing trouble. He felt that the way that the proposed Zoning Law is written he would lose everything he has. He stated that he has all the confidence in the world with the Board, however they have got to stop listening to the people who have an axe to grind. He questioned how he was supposed to protect himself.

Vincent Walsh, Greene Road – Mr. Walsh stated that he had a small business here in Greenfield and went through the whole process of obtaining a Special Use Permit. The neighbors on his road were totally against him. He went through about 5 months of meetings with the Planning Board and they worked with him all the way through and gave him his permit. The neighbors then took it to the Zoning Board of Appeals. He went through 4 or 5 months again and the Zoning Board backed him again. He agreed that Zoning has its place and it protected him. He came to the Zoning Review Committee meetings and voiced his concerns. During the whole process, no one mitigated with him and no comments have been made about his concerns. He added that no one has talked about Open Space and he did not feel that this has been mitigated. Mr. Walsh stated that he had just found out yesterday that there was going to be a meeting

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tonight. The Board needs to inform the residents better and they need to serve the residents of this Town.

Dean Coon, Attorney for Walt Chandler – Mr. Coon stated that it was his understanding that the government was supposed to be “of the people, by the people, for the people”. He has not heard one person here this evening that was in favor of this Zoning Law. He felt that the people have spoken.

Phil Gargan, Locust Grove Road – He felt that one mistake the Board made was not notifying the people of this Town. The Town spends thousands of dollars on mailing of the Youth Committee activities and the new Town newsletter. He asked why the Board could not send out a newsletter to all Town residents when there was such an important issue.

Cynthia Kroeger stated that Greenfield was a very rural community and the proposed Zoning Law would change the entire setup of the community. The quality of life will not be the same.

Alan VanDyke – Mr. VanDyke suggested that the Board limit the number of houses that can be built in Town and not what the people can do with their property.

Mike Chandler – Mr. Chandler stated that several people have asked who came up with this Plan and the Board seems to be reluctant to tell them. There were about 150 people here this evening and questioned whether the Board was going to listen to 9 people or 150 people.

Route 9N resident – She stated that she was ill-informed about this meeting. She came here on behalf of her husbands business. She was not even aware that there was an issue with outdoor furnaces. She felt that the Board had to allow the people who were ill-informed time to appeal to them and not vote on this matter this evening.

Chris Dahl, Locust Grove Road – His family has lived at this location since 1945. He asked whether he would need to get a permit to farm the land he has been farming since that time. He also added that he uses his outdoor furnace year round to heat his hot water. He wondered whether or not these permits were going to pertain to fireplaces and indoor woodstoves.

Adam Dingmon, Porter Corners – He moved here 1 ½ years ago. He understood when he moved into that development that he could not have trucks and that he could not be a business owner in the development he was in. He also knows that his house would not have been built if it were not for the people here. He questioned who the people were that were complaining. He was in a residential neighborhood, but he had no problem with the guy down the street that has his truck in his yard. He agrees with Zoning but questioned how you could allow someone from the outside to come in and move out someone who has spent their whole life here building up their family business.

Tim Casey – Mr. Casey stated that he has been here for about 1 ½ years. He has been to all the meetings this Fall. Several people spoke up at those meetings asking for some acknowledgement that more meetings were coming and that has never been done. He asked what the impact would be of grandfathering everyone in business. Just make them come down and fill out a form and automatically grandfather them in, whether it be a business or someone who owns an outdoor furnace. He suggested that the

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new people moving into the area must be more aware of the surroundings before buying the property. He also suggested that this matter be put up for a public referendum.

Jason Knorr, Coy Road – He has a wood boiler coming that he has spent over \$7,000. on. It is not installed yet. He questioned where the Board came up with the 5 acre minimum.

Chad Jorgensen – He suggested that everyone needed to look at the maps and see what is being proposed. He felt that the Town should require larger lots sizes and that the developers should come in first with a proposal. If they can propose something more eco friendly and would have less of an impact on the Town, then perhaps a smaller lot size could be granted. He also felt that the Town needed to do a better job of informing the residents.

Dr. Jama Peacock – She stated that she was here in support of the Town. She went away to get her education and has now returned to open her practice. The Board has been exceptionally supportive of what she was trying to do. She whole heartedly believes in small business. She asked that when the Board looks at the picture they look at the entire picture and listen to the entire community.

Paul Davis – Mr. Davis asked if this was voted on tonight, the entire document had to be voted on. Supervisor Janik stated that it was the intent of the Board, after already having the public hearing and several other meetings where this issue was discussed, to vote on it this evening. If they are to vote on it, the entire document would have to be enacted.

Lee O'Connor – Mr. O'Connor stated that there are a lot of people who have a lot of money invested in their outdoor furnaces. He stated that the Town of Greenfield does not require a burn permit for an uncontrolled outdoor bonfire in the summer and questioned why people could not have a outdoor furnace which was controlled. Supervisor Janik stated that with his experience as a member of the Zoning Board of Appeals, they really attempt to accommodate the requests of the applicant. There are a lot of factors that go into the decision of whether or not to grant a variance. One of the most important is the size of the lot, as well as the impact on the neighbors. Mr. O'Connor suggested that the Town deal with the individuals that are causing a problem and not with the majority of the people who are operating them properly. He also stated that he spoke with members of the Fire Department and there has only been one fire due to an outside wood furnace. He questioned why spark arrestors were being required.

Fred Caldwell, Locust Grove Road – Mr. Caldwell stated that he heats his house and hot water with an outdoor wood boiler. Prior to installing his boiler he was spending at least \$2,500. per year to heat his home. He has not purchased any oil in over 4 years and does not plan on starting now.

Ruth Grono, Route 9N – Mrs. Grono stated that they have been trying to get the Daily Gazette delivered to them for over 18 years and they will not deliver it past Spier Falls Road. She stated that the Town needed to advertise in a paper that everyone can get.

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Daniels Road resident – Asked why the vote could not be put off since there was so much concern this evening. Take the time to get a little more input and to present a little more information to the public. She understands that the Board has been working on this for quite some time.

Melissa, North Creek Road – She stated that she operates a landscaping business. She questioned what was so wrong with grandfathering the people that are already here and have worked to make this Town what it is. The new people moving in will know what is in place before they move here. She did not feel that the Town should just all of a sudden make people stop what they have been doing for years. This is their home.

Supervisor Janik stated that the Board has done nothing outside of a public forum. If you are not aware of what is going on, it is not because the Board is doing something in secret. The information has been in the paper, on the Town website, etc. The Land Use Plan was adopted in 2005. The Zoning Review Committee started meeting in January of 2006. The draft was presented to the Town Board in August or September. All the meetings were open to the public, advertised in the paper and on the website. The draft of the proposed Zoning Law has been available on the website for at least 5 months.

George McQuigge – He stated that he worked for a very small excavating company. The trucks are located in the Town of Greenfield and most of their work is done here. If they have to park their trucks outside of the Town they will not be able to do the work for the same reasonable low price. The cost to construct the houses will go up, which will make the taxes go up.

Douglas Dupouy – He moved here 3 years ago. He moved here because of the character and the nature of the Town. He felt that it was a sense of community here, which you get by having generations of people who stay here. No one wants large commercial growth so the only job opportunities to encourage future generations to stay in this Town is through small business. He did not believe that things should be grandfathered. He added that if you grandfather something it implies that our future generations can not start businesses in their homes. His interpretation of residential may be different, however he felt that this was a residential Town. You do not have commercial development in the Town, it is all homes. You have to have growth, however the new people who come to this Town need to preserve the character of the Town.

Kevin Chandler – Mr. Chandler stated that he was also a third generation resident. He put some blame on himself for not getting more involved. He felt that a lot of mistakes have been made but the biggest mistake would be to vote on this issue tonight.

Ed Pompa – Mr. Pompa stated that he did not live here in Greenfield, but he did own land here and run a business. If this passes, those same people who have complained about outdoor furnaces and trucks parked in yards, are going to come to the Board and complain about boat trailers, motorhomes, etc. He stated that this has got to stop somewhere.

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Alan VanDyke – Asked how much it costs to do a mailing each time versus just putting in an advertisement in the newspaper. Supervisor Janik stated that it costs approximately \$1,200. to send out the newsletter.

It was suggested that the Town install a sign board in front of the Town Hall where all the meeting dates and times could be posted.

Stanley Dake, Sand Hill Road – He questioned how he would get something put before the Board. Would he have to make a complaint to the Supervisor or the Code Enforcement Officer or who? Supervisor Janik stated that if you have an issue with someone regarding a Zoning matter you would go to the Code Enforcement Officer. Mr. Dake stated that the Town is allowing people to build homes on one acre lots and then they are telling them they can not put an outdoor wood furnace on the property. The Town shouldn't allow anything less than 5 acres then if that is going to be the requirement for the furnaces.

Paul Davis – Mr. Davis asked if the proposed Zoning is adopted, if some of these items can be changed. He wondered what the method would be to do that. Supervisor Janik stated that you could petition the Board to consider making a change if they deemed it to be appropriate. The Board would then hold a public hearing, etc.

Lorna Dupouy – Mrs. Dupouy suggested that the Board consider the following contingencies to the proposed document: Make a change to the Outdoor Furnace regulations; Agree to install the sign board to help to get the information out to the citizens; Have more discussions regarding home occupations as far as allowing them. She personally felt that there should be no grandfather clauses. Everybody that is in business should remain just the way they are. When the law is enacted then any future businesses would have to comply with it.

John Davis – Mr. Davis stated that there were 2 different crowds of people here this evening and he did not feel that the Board was listening to what the working people of this Town had to say. He wants to purchase a dump truck this Springs and now he is not going to be able to do so. Supervisor Janik stated that there is no part of the ordinance that would prevent him from purchasing a truck. There is no problem with that until you expand in scope and have employees. It then becomes more of a commercial entity.

Steve Cornell – Mr. Cornell questioned how long the outdoor wood boilers have been in issue. Supervisor Janik stated that he believed this was an issue that came up during the Comprehensive Land Use Plan. Mr. Cornell did not feel that the requirements made sense. The minimum lot size is 5 acres but the required setback is only 100 feet. He stated that he could have 2 acres and meet the minimum 100 foot setback requirement. He added that you could put the boiler in your basement and no one would know.

Stan Weeks - Mr. Weeks stated that he was speaking as a resident, not as a member of the Zoning Board of Appeals. He stated that he moved here about 6 years because he liked the Town. He added that many of the people here this evening may have been here for many generations, however it is not their Town, it was our Town. It was not them against someone else. It is everyone together trying to do what is best for

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this Town. Mr. Weeks stated that the State of New York is talking about coming down really hard on wood boilers and that is where he believed this whole issue started. He questioned the idea of grandfathering a business that has been in existence for at least five years. He did not know why the Town Board did not consider grandfathering everything that exists now and move forward from here.

Bill Bokus – Mr. Bokus stated that he tried to get a zoning change a few years ago. He wanted to change the zoning of his property to General Business. He was told that it would be considered spot zoning to change one property. He had all of his neighbors sign a petition agreeing to the change and came back to the Town Board and he was told again that it was spot zoning and that he had to have a plan. He explained to the Board that there was a use in the General Business Zone of Mini Storage Units that he would like to put there. Mr. Bokus stated that once this law is passed, it will not be changed.

Supervisor Janik stated that one of the biggest problems was the issue of the outdoor furnaces. He felt that the Board had a couple of options. They could either consider modifying this particular section or eliminate it entirely and let the State dictate what happens. Coseo, C. stated that based on what he has heard this evening he did not know why there should be a limit on the operation of outdoor furnaces between September and May if people are using them for their hot water, etc. He suggested that perhaps they should be looking at extending the stacks on them, etc. Some people do not care about their neighbors and they are not burning them properly so that they won't be offensive. Mr. Coseo did not feel that spark arrestors needed to be installed.

Kinsella, C. felt that the public had a little bit of a misunderstanding as to what the Board was trying to do. A public hearing is a time for people to give input to the Board. The Board would listen to all the input and then come back and discuss it later. It was not the intent of the Board to ignore any questions by not answering them. Kinsella, C. stated that he was Chairman of the Zoning Review Committee along with 8 other members. It took them 12 months to put the draft document together. They held monthly meetings that were open to the public. He added that apparently they did not do a good job of advertising those meetings. Less than 10 people came to the first public hearing so they advertised again and held a second public hearing at which there were roughly 25 to 50 people. From public input received and from his interactions running the committee, he has concluded that despite their best efforts they obviously did not get enough input from everybody. He added that some of the language that was generated, in particular some of the definitions and uses, were taken from other Towns that had similar laws. Changes can be made to this proposed law before the Board acts on it. Kinsella, C. stated that he has heard many comments regarding home occupations and wood furnaces but added that they may be other things in the law that might upset people, such as the Kaydeross Ridge Overlay District. This district has limitations as to the size of the house that can be built there and the number of trees that can be cleared away so that it doesn't damage the Ridge. He believed that the Town still had some more work to do on this. He added that he did not feel that it was appropriate to act on this tonight without all the Board members present.

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Pemrick, C. agreed with Kinsella, C. He stated that as much as he would like to get through this process, one of the ways that the Town can gain support for whatever it is that they finish with on behalf of this Town, is to do it in as open a way as possible. One of the things that has surprised him is the amount of mistrust that exists between the people and their representatives. Pemrick, C. added that just as the Board has an obligation to try and overcome that, the citizens also have that same kind of obligation to stay informed. We need to exchange ideas in as open and trusting and honest fashion as possible. He stated that it has been pointed out here several times this evening that the Board only represents a certain portion of this community. He hoped as people left this evening they realize that we all have to find a way to live together here in this community and continue to make it what we want it to be. He felt that one of the things that the Board could do to help the public gain confidence in this process is to send this back to the original committee for further review. He did not mean to go back to day one, because most of this document is very good.

Coseo, C. stated that a lot of people think that this is something new and that Zoning is new for the Town of Greenfield. He added that he has only been on this Board for a year. Zoning was first enacted in the Town in 1976. Home Occupations have been governed in this Town since 1991. Since that time they have required Special Use Permits. Under the new rules of Type 1 and Type 2 Home Occupations, Type I is a principal permitted use and you do not have to get a Special Use Permit. For Type 2 you do. He believed that the new law was actually less rigorous than the existing law. If the new proposed law was scrapped, many of the current businesses would still be in violation. Coseo, C. felt that if there are going to be major changes made to the proposed law, it should go back to the Zoning Committee and not be done at the Board level. If they are going to redefine Home Occupations, provide new definitions as to what can be done in your home, what areas they should be done in, what zones they should be allowed in, etc. then they need to take a look at the Comprehensive Plan to see where they fit in.

**RESOLUTION # 41 – Table Adoption of Proposed Zoning Law**

Motion: Coseo, C.

Seconded: Kinsella, C.

RESOLVED, That the Town Board hereby tables any action on the proposed Zoning Law, and

FURTHER RESOLVED, that this matter be sent back to the Zoning Review Committee for further review.

VOTE: Ayes: Janik, Pemrick, Coseo, Kinsella

Noes: None

Absent: Osborne

Insurance Settlement on Caboose – A discussion was held regarding the settlement for damages caused to the caboose due to an automobile accident. The insurance company has offered the Town a sum of \$8,830. They are also looking for a Full Release of Claims to be executed.

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RESOLUTON # 42 – Authorize Supervisor to Sign a Release of Claims  
And Demands

Motion: Kinsella, C.

Seconded: Pemrick, C.

RESOLVED, That the Town Board hereby authorizes the Supervisor to  
sign the Release of All Claims and Demands as a result of the caboose incident.

VOTE: Ayes: Janik, Pemrick, Coseo, Kinsella

Noes: None

Absent: Osborne

On motion of Coseo, C. and seconded by Pemrick, C., the meeting was  
adjourned at 9:40 PM.

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Town Clerk