

**March 28, 2019**

A special meeting of the Town Board of the Town of Greenville was held on Thursday, March 28, 2019, at 7:00 pm at Pioneer Hall for the purpose of conducting a public hearing on the proposed exemption of the Town of Greenville on its own subdivision laws, as it relates to the subdivision of a parcel on Wickes Lane to be used to construct a municipal water tank.

Present: Supervisor Paul Macko *left at 7:32 pm and returned at 7:47 pm*  
Councilman Richard Bear  
Councilman John Bensen  
Councilman Joel Rauf

Recording Secretary: Clerk-Collector Jackie Park

Attorney: Tal Rappleyea

Department Heads: Zoning and Code Enforcement Officer Mark Overbaugh  
Water Superintendent P. Leroy Bear  
DCO Sherry Vieta *left the meeting at 7:05 pm*

Other: Assistant Water Superintendent Renee Hamilton  
Mr. Arnie Cavallaro of Mid-Hudson Cablevision  
and 3 guests

Absent: Councilman Travis Richards

Supervisor Macko opened the meeting with the Pledge of Allegiance. Appropriate notice of this hearing was published in an official newspaper, the Catskill Daily Mail, on Friday, March 22, 2019, and posted on the official signboard at Town Hall as required.

Mr. Bensen moved, seconded by Mr. Bear, to open this public hearing at 7:00 pm.  
Carried 4 ayes

Mr. Macko explained that proposed law would allow the Town of Greenville to be exempt from its own subdivision laws. Specifically, as it relates to the purchase of a parcel on Wickes Lane planned for construction of a municipal water tank. This approximate 40 acre site is one of the highest elevations in Greenville, and would provide a gain of 80 feet in elevation over the current water tower site. This increase will eliminate much of the need to maintain pumps and run electricity. Some areas within the water district currently are without good water pressure. The Town wishes to purchase 17 acres of this 40 acre parcel.

**The following interested persons desired to be heard:** Ms. Barbara Valicenti asked if only Wickes Lane was involved in the subdivision exemption, or the entire water district; also who the property was being purchased from? **Supervisor Macko** replied the land was being purchased from Mr. Brian Wickes, and this resolution referred to the subdivision of the Wickes' 40 acre parcel only.

There being no other comments received,

Mr. Bensen moved to close the public hearing at 7:04 pm, seconded by Mr. Bear.  
Carried 4 ayes

Mr. Bensen moved, seconded by Mr. Bear, to exempt the Town of Greenville (from its subdivision laws per the attached resolution: under the County of Monroe "balancing test" that the proposed action of subdividing portion of land from a parcel on Wickes Lane for the purpose of constructing a municipal water tank and infrastructure is exempt from the applicability of the Town of Greenville land use regulations including the Town Zoning and Subdivision Laws.)

Carried 4 ayes, 1 absent

In other business, Supervisor Macko explained that Ms. Sherry Vieta was appointed on 12/1/18 for a trial as Dog Control Officer. He relayed it has gone well thus far and recommends she be reappointed as our DCO for the remainder of the year.

Mr. Rauf moved, seconded by Mr. Bear, to reappoint Mrs. Sherry Vieta as Town Dog Control Officer effective immediately through the remainder of the calendar year.

Carried 4 ayes

Mr. Arnie Cavallaro of Mid-Hudson Cablevision was in attendance to discuss Mid-Hudson Cablevision's Hill Street request. There is a pole at the Hill Street Sewer station with a splitter box, which helps Mid-Hudson Cablevision amplify their signal. When the power is out, the back-up batteries are not enough to run the splitter box. They would like to piggy back their splitter off of our generator, and will compensate the Town of Greenville \$600/year to do so. This new method would be quieter for the neighbors and fully automated. The 2018 electricity costs were \$571.16. Supervisor Macko thinks this is a wonderful idea, but is concerned that the compensation is very close to the threshold of the electric bill paid. He feels we should request an increased amount in compensation, which would cover maintenance on the generator as well. Mr. Cavallaro feels this is fair.

Mr. Rauf moved, seconded by Mr. Bensen, to accept Mid-Hudson Cablevision's proposal with the fee increased to \$800 per year, and to reevaluate this agreement every 3 years, and that a temporary easement will be required to allow installation. Resolution attached.

Carried 4 ayes

Supervisor Macko again addressed the proposed Knox Box system and procedures. Should a fire alarm get activated when no one is present to open the door, a Knox box would allow the firemen access to a key and thus avert damage from breaking in to address the problem. The paperwork previously presented by the Fire District was amended to include optional participation, versus mandatory inclusion.

Mr. Bear moved, seconded by Mr. Bensen, to adopt this policy; attached.

Carried 4 ayes

Supervisor Macko addressed the Intermunicipal Agreement between the Towns of Greenville and Cairo pertaining to the Sidewalk Project which was approved at the March 18, 2019 meeting. There was a clerical error on the resolution as was approved at that meeting, which has since been corrected.

Mr. Bensen moved, seconded by Mr. Bear, to readopt the resolution: Intermunicipal Agreement: Town of Greenville and Town of Cairo, Administration of Funds for the Completion of the Sidewalk/Multimodal Project in Both Towns, with clerical errors corrected; attached.

Carried 4 ayes

Mr. Pete Liquari and Mr. Shaun Holt of the CYL (Community Youth League) discussed concerns about the baseball and softball fields at the Vanderbilt Park. They are seeking any help the Town of Greenville can offer; they are requesting assistance from all of the local communities who have youth involved in the program, as well as various other organizations. Discussion ensued. Councilman Bear stated he felt that the large cost of investments should come by CYL; Supervisor Macko stated the town would be willing to work with them on these issues.

*Supervisor Macko left the meeting at 7:32 pm for a family emergency.*

Councilman Rauf offered to volunteer his time and energy with the fields and stated, "Baseball is very important to my family."

*Supervisor Macko returned to the meeting at 7:47 pm.*

Supervisor Macko suggested a committee of 2 Town Board members and 1 person from the Maintenance Department meet to address this issue;

Mr. Macko moved, seconded by Mr. Rauf, for Councilmen Rauf and Bear and Maintenance employee Renee Hamilton serve on this committee.

Carried 4 ayes

The PILOT discussion was reopened; Greene County has adopted the PILOT for the Freehold Solar project. The three involved parties ~ the Town, the County, and the School District ~ must each agree to a PILOT. Mr. Macko has discussed this with Assessor Bennett, who believes the numbers are accurate. Mr. Macko would like to put this on the agenda for April 15<sup>th</sup> and make a decision for the Town of Greenville regarding this PILOT. Initially, approximately \$3,000 per megawatt was offered; the current offer is \$8,686 per megawatt, of which 18% is payable to the Town, 14% to the County, and 68% to the School, with a 2% escalation each year for 15 years. This would also be revisited every 3 years. For comparison, CEO Overbaugh asked what the Town of Westerlo was getting for the large solar fields on John Dolce's land; Supervisor Macko will inquire.

Supervisor Macko noted Mr. Leroy Bear is retiring from his position as Maintenance Supervisor effective March 30<sup>th</sup>, and congratulated him on a job well done. His letter of resignation was read aloud.

Mr. Bensen moved, seconded by Mr. Bear, to accept this letter of resignation.

Carried 4 ayes

He would like to continue on as Water Superintendent;

Mr. Rauf moved, seconded by Mr. Bensen, to reinstate Mr. Leroy Bear as Water Superintendent for this year, effective April 1, 2019.

Carried 4 ayes

Mr. Bensen moved to enter executive session at 8:02 pm, seconded by Mr. Bear, to discuss the medical, financial, credit or employment history of a particular person/corp, or matters leading to said dismissal, removal, promotion, appointment, employment, discipline, demotion, or suspension.

Carried 4 ayes

At 8:10 pm, Ms. Renee Hamilton was asked to join them in executive session.

Mr. Bensen moved to return to regular session at 8:20 pm, seconded by Mr. Bear.

Carried 4 ayes

*No motions were made in executive session.*

Supervisor Macko stated that after review of the job descriptions submitted, he needs a motion to appoint Ms. Renee Hamilton as Maintenance Supervisor;

Mr. Bensen moved, seconded by Mr. Bear, to appoint Ms. Renee Hamilton as Maintenance Supervisor, and to review this position again at budget season in the fall, and to currently pay a rate of \$20.50 per hour, effective April 1, 2019.

Carried 4 ayes

Supervisor Macko stated the Town will utilize Alex (Johnk) part-time for now until his personal issues are resolved.

Mr. Bear moved, seconded by Mr. Bensen, to advertise for an additional maintenance worker.

Carried 4 ayes

There being no further business, Mr. Macko moved to adjourn at 8:22 pm.

\_\_\_\_\_ SUPERVISOR MACKO

\_\_\_\_\_ MR. BEAR

\_\_\_\_\_ MR. BENSEN

\_\_\_\_\_ MR. RAUF