

December 11th, 2025 Town Board Minutes

At the Greenfield Town Hall the Town Board held its regular meeting December 11th, 2025 at 7 pm with the following members present; Kevin Veitch, Supervisor; Mike Gyarmathy, Ty Stacey, Rick Capasso and MaryAnn Johnson Councilpersons. Also present was Town Counsel Mark Schachner, Deputy Highway Superintendent Chris Stanton and 16 residents. The Supervisor opened the meeting with the Pledge to the Flag.

On a motion by Stacey, C and seconded by Capasso, C the minutes from November 3rd, 6th & 13th, 2025 were approved as submitted by all members present.

Motion Carried

Correspondence

All correspondence was received and filed. Packet from Town Clerk Brenda Howe regarding Amendment to Local Law #1-2025 extending time frame for Moratorium on Solar in Milton.

Old Business

RESOLUTION #152 – 2025 AWARD FUEL BID

Motion: Johnson, C

Seconded: Stacey, C

RESOLVED, that the Town Board hereby awards the bid for #2 Fuel Oil, 89% Octane or Higher Gasoline and On-Road Diesel to Mirabito Energy Products based on the recommendation of Deputy Superintendent of Highways Chris Stanton.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey

Noes: None

Motion Carried

RESOLUTION #153 – 2025 SCHEDULE A PUBLIC HEARING FOR EXTENDING THE SOLAR

MORATORIUM

Motion: Johnson, C

Seconded: Stacey, C

RESOLVED, that the Town Board hereby schedules a Public Hearing Monday, December 29th, 2025 at 10:30 pm at the Greenfield Town Hall, 7 Wilton Road, Greenfield Center, New York 12833 to hear comments on proposed Local Law #1-2023 extending a Moratorium on Certain Solar Facilities in the Town of Greenfield.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey

Noes: None

Motion Carried

Tonya from the Zoning Code Advisory Committee was here to give an update on what the committee has been working on and what they would like to bring before the Town Board next year. Tonya talked about Hobby Farming, Right to Farm, Chickens, Farm Stands, Definitions, Accessory Structures, Fees, Application Process, Better Enforcement, Time Schedule, Expirations, SUP, and Environmental Committee. The committee meets every third Tuesday at the Town Hall at 7:00 pm and the public is always encouraged to be involved and participate.

New Business

SCHEDULE DATES FOR END OF THE YEAR MEETING AND ORGANIZATIONAL MEETING –

Supervisor Veitch States we need to set the End of the year meeting to close things up for 2025 and asked Mike Gyarmathy if he has a date set for the Organizational meeting to begin 2026.

On a motion by Johnson, C and seconded by Stacey, C the Town Board agrees to hold the End of the year meeting on Monday, December 29th, 2025 at 10:30 AM at the Town Hall. The Organizational meeting will be held January 2nd, 2026 at the Agenda meeting at 10:30 am. Approved by all members present.

December 11th, 2025 continued

RESOLUTION #154 – 2025 APPROVE PETTY CASH FOR THE TAX COLLECTOR

Motion: Johnson, C
Seconded: Stacey, C

RESOLVED, that the Town Board hereby establishes a Petty Cash Fund in the amount of \$200.00 for the Tax Collector.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey
Noes: None

Motion Carried

RESOLUTION #155 – 2025 ACCEPT RESIGNATION LETTER FROM UDAG COMMITTEE

MEMBER

Motion: Capasso, C
Seconded: Stacey, C

RESOLVED, that the Town Board hereby accepts the resignation letter from UDAG Committee Member Barbara Hodge effective December 31, 2025.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey
Noes: None

Motion Carried

RESOLUTION #156 – 2025 ACCEPT RESIGNATION LETTER FROM UDAG

ADMINISTRATOR

Motion: Johnson, C
Seconded: Gyarmathy, C

RESOLVED, that the Town Board hereby accepts the resignation letter from the UDAG Administrator James Lee effective December 31, 2025.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey
Noes: None

Motion Carried

RESOLUTION #157 – 2025 ACCEPT RESIGNATION LETTER FROM ETHICS COMMITTEE

MEMBER

Motion: Capasso, C
Seconded: Stacey, C

RESOLVED, that the Town Board hereby accepts the resignation letter from Ethics Committee member Mark Young effective December 31, 2025.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey
Noes: None

Motion Carried

RESOLUTION #158 – 2025 ACCEPT RESIGNATION LETTER FROM ETHICS COMMITTEE

MEMBER

Motion: Stacey, C
Seconded: Gyarmathy, C

RESOLVED, that the Town Board hereby accepts the resignation letter from Ethics Committee member Jay Ellsworth effective December 31, 2025.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey
Noes: None

Motion Carried

RESOLUTION #159 – 2025 APPROVE ALL WAY STOP PER BARTON & LOGUIDICE

Motion: Capasso, C
Seconded: Gyarmathy, C

RESOLVED, that the Town Board hereby approves the recommendation from Barton & Loguidice for an all-way stop control at the intersection of Ballou and Miner Road.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey
Noes: None

Motion Carried

December 11th, 2025 continued

The Town grants to Winter Park Shop the privilege of operating Winter Park Retail sales at Brookhaven Winter Park for the period of time that Jenn Zeisler, Town Employee and Winter Park Shop owner remains employed by Town.

The Winter Park Shop shall rent Town owned Cross Country Skis and Boots as well as Snowshoes and Winter Park Shop merchandise available to the patrons at all reasonable times as determined by the Town.

RESOLUTION #160 – 2025 APPROVE BROOKHAVEN WINTER PARK SHOP AGREEMENT

Motion: Stacey, C

Seconded: Johnson, C

RESOLVED, that the Town Board hereby approves the Winter Park Shop Agreement with the Town and Brookhaven.

VOTE: Ayes: Veitch, Johnson, Capasso, Stacey

Noes: Gyarmathy

Motion Carried

The Town of Greenfield Historical Society
PO Box 502
Greenfield Center NY 12833
December 1, 2025

Dear Greenfield Town Board;

The Town of Greenfield Historical Society is planning a major maintenance to our 1830 Carriage Barn. Our plan will allow our barn to be open to the public for viewing items such as a horse drawn sleigh and carriages and learning about Carriage Barns. The barn sits behind the Museum at 440 Middle Grove Rd, Middle Grove NY. We would like to request a waiver of the fees for our building permit.

As you know, we are a not-for-profit organization 501(c)3. Our maintenance plan has a price tag of around \$72,000. It is funded thru members donations and grants we have applied for. We plan to start the project in April 2026.

If you could provide our charity with a building permit, without the building permit fee, this would be very helpful to our bottom line.
Please send a letter of the board's decision to our PO Box.
Thank you for your time.

Sincerely,
Joan E Rowland, President

RESOLUTION #161 – 2025 APPROVE BUILDING PERMIT FEE BE WAIVED FOR HISTORICAN SOCIETY

Motion: Stacey, C

Seconded: Capasso, C

RESOLVED, that the Town Board hereby approves for the Greenfield Historical Society to apply for a building permit and the fee for the permit will be waived.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey

Noes: None

Motion Carried

The Town Board received 2 proposals for Geotechnical Engineering Services (Core Drilling) for the potential new Community Center. In these proposals it is with their understanding that the project consists of performing Subsurface Investigation and Geotechnical Evaluation Services. Each proposal included the Scope of Services, Fee Schedule, Agreement for Subsurface Investigation and Geotechnical Evaluation Services and Standard Terms and Conditions. Terracon from Albany came in with a bid of \$17,830.00, Atlantic Testing Laboratories from Canton came in with a bid of \$14,500.00.

December 11th, 2025 continued

Per Butler Rowland Mays Architects, LLP who couldn't be at the Board Meeting requested in an email the recommendation of Atlantic Testing Laboratories be hired by the Town.

RESOLUTION #162 – 2025 ACCEPT CONTRACT FOR CORE DRILLING FOR COMMUNITY CENTER

Motion: Stacey, C

Seconded: Gyarmathy, C

RESOLVED, that the Town Board hereby accepts the recommendation and contract for Atlantic Testing Laboratories from Canton to do the Core Drilling at the Community Center in the amount of \$14,500.00.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey

Noes: None

Motion Carried

RESOLUTION #163 – 2025 AMEND RESOLUTION #147 – 2025 APPROVE AUCTION BID FOR SURPLUS VEHICLE

Motion: Johnson, C

Seconded: Stacey, C

RESOLVED, that the Town Board hereby approves of the auction bid of \$6500.00 for the Surplus Vehicle from the Highway Department. It is \$500.00 less from the original auction bid of \$7000.00 amending the previous resolution.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey

Noes: None

Motion Carried

RESOLUTION #164 – 2025 APPOINT BOOKKEEPER

Motion: Capasso, C

Seconded: Johnson, C

RESOLVED, that the Town Board hereby appoints Amber Lott as the Bookkeeper with an annual salary of \$65,000.00 a year.

VOTE: Ayes: Veitch, Johnson, Capasso,

Noes: Gyarmathy, Stacey

Motion Carried

Monthly reports were submitted by Town Clerk, Building Department, Highway Department, Building & Grounds and Dog Control (July, August & September).

RESOLUTION #165 – 2025 GENERAL BILLS

Motion: Capasso, C

Seconded: Johnson, C

RESOLVED, that the General Bills in the amount of \$95,295.39 be paid.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey

Noes: None

Motion Carried

RESOLUTION #166 – 2025 HIGHWAY BILLS

Motion: Johnson, C

Seconded: Capasso, C

RESOLVED, that the Highway Bills in the amount of \$59,008.88 be paid.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey

Noes: None

Motion Carried

RESOLUTION #167 – 2025 PARKS BILLS

Motion: Stacey, C

Seconded: Johnson, C

RESOLVED, that the Parks Bills in the amount of \$26,659.36 be paid.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey

Noes: None

Motion Carried

December 11th, 2025 continued

RESOLUTION #168 – 2025 TRUST AND AGENCY BILLS

Motion: Capasso, C

Seconded: Stacey, C

RESOLVED, that the Trust and Agency Bills in the amount of \$1,373.84 be paid.

VOTE: Ayes: Veitch, Johnson, Capasso, Gyarmathy, Stacey

Noes: None

Motion Carried

On a motion by Capasso, C seconded by Stacey, C the meeting was adjourned at 8:04 pm.

Respectfully Submitted,

Karen Downen, Town Clerk