

February 11th, 2026 Town Board Minutes

At the Greenfield Town Hall the Town Board held its regular meeting February 11th, 2026 at 7 pm with the following members present; Mike Gyarmathy, Supervisor; Ty Stacey, Kayla Davis, MaryAnn Johnson and Meagan Ballou Councilpersons. Also present was Town Counsel Mark Schachner, Deputy Highway Superintendent Chris Stanton and 20 residents. The Supervisor opened the meeting with the Pledge to the Flag.

On a motion by Davis, C and seconded by Stacey, C the minutes from January 8th & 15th, 2026 were approved as submitted by all members present.

Motion Carried

On a motion by Johnson, C seconded by Stacey, C the Town Board moved to Board of Health at 7:01 PM to discuss 356 Clinton Street TM# 152.-2-10.11, Nick Washco – Septic System Review and 141 Wilton Rd TM# 138.-2-27, Mulholland Family Residence – Septic System Review.

356 Clinton Street #152.-1-10.11

The applicant Nick Washco is seeking 5 Board of Health variances to resolve issues related to the installation of a new septic system to replace one previously installed in violation of the NYSDEC freshwater wetland regulations. The applicant has provided to the Town Engineer Charles Baker the following project documents to support the BOH review for the requested variances. The documents also provide the applicants justification for requesting the 5 BOH variances described as follows:

1. Proposed septic tanks will be located on the neighboring property line (NYSDOH requires minimum 10' from property lines,) 10-foot variance required.
2. The new soil absorption trench will be located on neighboring property line (NYSDOH requires 10' minimum from property line), 10-foot variance required.
3. The new soil absorption trench will be located 16 feet from existing building structure (NYSDOH requires 20' minimum from structure), 4-foot variance required.
4. The new soil absorption trench will be located approximately 29 feet from the existing well (NYSDOH requires a minimum 100-foot separation), 71-foot variance required.
5. The two new septic tanks will be located 34+/- feet from existing well (NYSDOH requires a minimum 50-foot separation). 16-foot variance required.

Variance will also be mitigated through the installation of the UV treatment system.

RESOLUTION #44 – 2026 APPROVE 5 VARIANCES FOR 356 CLINTON STREET SEPTIC

SYSTEM

Motion: Johnson, C
Seconded: Stacey, C

RESOLVED, that the Town Board hereby approves of issuing the 5 variances per the recommendation from Charles Baker Town Engineer with one of the requirements being that the UV installation treatments are installed at each house.

Vote: Ayes: Gyarmathy, Johnson, Stacey
Noes: Davis, Ballou

Motion Carried

141 Wilton Road #138.-2-27

The applicant Mikael Mulholland is requesting a Board of Health variance to allow the installation of a replacement sewage disposal system located at 141 Wilton Road. The applicant has provided to the Town Engineer Charles Baker all the documents needed to support the BOH review for the requested variance. The documents provide the design basis for a replacement septic system. The documents also provide the applicant's justification for requesting the BOH variance described as follows:

1. Absorption field to be 24 inches separation to the seasonal high groundwater versus 48 inches required.

RESOLUTION #45 – 2026 APPROVE VARIANCE FOR 141 WILTON ROAD SEPTIC SYSTEM

Motion: Ballou, C
Seconded: Davis, C

February 11th, 2026 continued

RESOLVED, that the Town Board hereby approves the variance to allow the installation of a replacement sewage disposal system per the recommendation from Town Engineer Charles Baker.

Vote: Ayes: Gyarmathy, Johnson, Stacey, Davis, Ballou

Motion Carried

Noes:

On a motion by Stacey, seconded by Davis, C the Town Board convened to their regular meeting at 7:15.

Motion Carried

Correspondence

All correspondence was received and filed with the Town Clerk: Letter from Robert Eichorst regarding Community Solar.

Old Business

RESOLUTION #46 – 2026 APPROVE JUNK YARD LICENSE RENEWAL

Motion: Stacey, C

Seconded: Ballou, C

RESOLVED, that the Town Board hereby approves Junk Yard License renewal which complies to the Town of Greenfield Code: #1 – 62 South Greenfield, Cornell's Used Auto Parts.

Vote: Ayes: Gyarmathy, Stacey, Ballou, Davis

Motion Carried

Noes: None

Abstain: Johnson

RESOLUTION #47 – 2026 APPROVE YEARLY POSTING OF THE ROADS

Motion: Davis, C

Seconded: Johnson, C

RESOLVED, that the Town Board hereby approves for the Town Clerk to advertise the yearly posting of the roads to protect them during the Spring Thaw.

Vote: Ayes: Gyarmathy, Johnson, Stacey, Davis, Ballou

Motion Carried

Noes:

Robert Roackle was here to give an explanation to the Town Board on the Code Committee submittal of proposed updated Code Language changes. Chapter 54: Code of the Town of Greenfield, Definitions in the Zoning Law, Chapter 11: Environmental Commission, Chapter 49: Environmental Quality Review and Chapter 69: Mass Gatherings. It will all be given to the Town Attorney to look over. A public hearing will be scheduled when these have been looked at and approved by the Town Attorney and Town Board.

New Business

RESOLUTION #48 – Approve Animal Shelter Agreement with Saratoga County

Motion: Johnson, C

Seconded: Davis, C

RESOLVED, that the Town Board hereby approves of the 2026 Intermunicipal Animal Shelter Agreement between Saratoga County and the Town of Greenfield.

Vote: Ayes: Gyarmathy, Johnson, Stacey, Davis, Ballou

Motion Carried

Noes:

John Cannie from Cannie Law PLLC is here representing 55 and 65 Wilton Road to talk to the Town Board about the PUD Application for CAREM Planned Unit Development. They are looking to have it reviewed and consideration by the Town Board and subsequent referral to the Planning Board for advisory opinion. John had a presentation that he showed on the screen to the Town Board and the residents. He asked if anyone had any questions and the Town Board had none.

February 11th, 2026 continued

On a motion by Stacey, C and seconded by Ballou, C the meeting was adjourned at 8:10 PM.
Motion Carried

Respectfully Submitted

Karen Downen, Town Clerk

DRAFT

