

July 9th, 2026 Town Board Minutes

The regular meeting of the Town Board of the Town of Greenfield was held at the Town Hall 7 Wilton Rd, Greenfield Center, NY on July 9th, 2026 at 7 pm with the following members present; Mike Gyarmathy, Supervisor; Ty Stacey and Meagan Ballou Councilpersons. Also present was Highway Superintendent Darren Barss, Town Clerk Karen Downen and approximately 14 residents. Town Counsel Mark Schachner is available by phone if needed. Absent was Councilwoman Kayla Davis. Supervisor Gyarmathy called the meeting to order at 7:00 pm and led with the Pledge of Allegiance to the Flag.

Minutes

RESOLUTION #108 – 2026 APPROVAL OF MINUTES

Motion: Councilman Stacey

Seconded: Councilwoman Ballou

RESOLVED, that the Town Board Meeting Minutes dated June 11th, 2026 were approved as submitted by all members present.

Vote: Ayes: 3 Gyarmathy, Stacey, Ballou

Noes: 0

Absent: 1 Davis

Motion Carried 3:1

Public Hearing – PUD Carem 55 7 65 Wilton Rd.

A Public Hearing was opened at 7:01 for Local Law #1 -2026 PUD for Carem 55 and 65 Wilton Rd. John Cannie is here representing the applicants Robert and Lisa Moser. They are looking to expand the PUD and clarify some of the language from the old PUD. John gave a brief discussion on the work that they have been doing and what is still yet to be done for this to be complete. Supervisor Gyarmathy asked the public if anyone had anything to say about this PUD. Vince Walsh stated “that he feels that there are several impacts to the neighbors”. Vince also stated “that he would really like the Town Board to view the documents thoroughly and listen to the comments before making a decision”. Public Hearing was closed at 7:10.

RESOLUTION #109 – 2026 APPROVE LOCAL LAW #1 – 2026 CAREM PUD

Motion: Councilwoman Ballou

Seconded: Councilman Stacey

RESOLVED, that the Town Board hereby conditionally approves Local Law #1 – 2026 Carem PUD based on attorney approval and no vote needed for non-substance changes.

Vote: Ayes: 3 Gyarmathy, Stacey, Ballou

Noes: 0

Absent: 1 Davis

Motion Carried 3:1

Correspondence

All correspondence was received and filed with the Town Clerk: Letter from Eric Santell who sent a letter to Saratoga County DOT and NYSDOT regarding a Traffic Study and Multi-Way Stop at Locust Grove Rd & Brigham Rd and Locust Grove Rd and Wilton Rd. Letter from the Town of Milton regarding extending time frame for Moratorium on Solar in Milton.

Old Business

Large Scale Solar:

The Town of Greenfield received 3 proposals for updating Town Code relating to Solar Energy Systems & Facilities. Those proposals came from, Barton & Loguidice: \$30,740.00, Laberge Group: \$36,450.00 and LaBella: \$35,730.00.

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RESOLUTION #110 – 2026 APPROVE LARGE SCALE SOLAR PROPOSAL

Motion: Councilman Stacey

Seconded: Councilwoman Ballou

RESOLVED, that the Town Board hereby accepts the proposal from LaBella for \$35,730.00 as they had the greatest input per Town Board.

Vote: Ayes: 3 Gyarmathy, Stacey, Ballou

Noes: 0

Absent: 1 Davis

Motion Carried 3:1

Sound System:

A wireless microphone was purchased to help hear the residents at meetings when they are speaking. This microphone was not included in the price that was given in the proposal from Sound Solutions.

RESOLUTION #111 – 2026 AMEND RESOLUTION #102 – 2026

Motion: Councilwoman Ballou

Seconded: Councilman Stacey

RESOLVED, that the Town Board hereby amends Resolution #102 – 2026 from \$15,844.67 to \$16,003.67 to Sound Solutions for a wireless microphone.

Vote: Ayes: 3 Gyarmathy, Stacey, Ballou

Noes: 0

Absent: 1 Davis

Motion Carried 3:1

Highway:

Last month representing the Highway Department Erik Welmaker and Patrick Waite came to the Town Board meeting to talk about the Town Board reviewing and adopting changes the highway guys would like to see to the Town Handbook, mainly Christmas and Thanksgiving pay and retirement. The Town Board tabled the discussion till the meeting in July. The Town Board has decided that this will be discussed further in detail during the budget time.

Ethics Board:

Supervisor Gyarmathy and Councilwoman Davis reviewed the applications for the vacant Ethics Board positions and conducted interviews with five candidates. After reviewing each applicant's qualifications and completing the interview process, they jointly selected the following candidates for appointment to the Town of Greenfield Ethics Board. Each Town Board member received the qualifications. Those chosen were Laura Gibbins – 1-year term and Chair to the Ethics Board, Lorraine Fiorino – 2-year term, Diana Juracka – 3-year term and Marie Lawrence as the Alternate with a 1-year term.

RESOLUTION #112 -2026 APPOINT ETHICS BOARD

Motion: Councilman Stacey

Seconded: Councilwoman Ballou

RESOLVED, that the Town Board hereby appoints Laura Gibbins as Chair and 1-year term to expire July 31st, 2027, Lorraine Fiorino 2-year term to expire July 31st, 2028, Diana Juraka 3-year term to expire July 31st 2029 and Marie Lawrence as the Alternate 1-year term to expire July 31st, 2027.

Vote: Ayes: 3 Gyarmathy, Stacey, Ballou

Noes: 0

Absent: 1 Davis

Motion Carried 3:1

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Supervisor Gyarmathy asked the public if they had anything to say regarding Old Business. Those that chose to speak were Karin Fine. Karin had questions regarding the difference between a Special Use Permit vs. a Mass Gathering Permit. Karin also stated that the Town needs to do better in communicating with the residents when something is going on. Karin asked when something is announced or going on in Town where it is put. I explained that it goes on the Website and Facebook.

New Business

Sale of Town Property:

The Town of Greenfield owns an irregularly shaped parcel of property consisting of approximately .47 acres, TM# 164.8-1-1, situated at the northeastern corner of the intersection of Roberts Drive with State Route 9N which adjoins property now owned by Michael Rayburn. The Town Board received an offer from Rayburn to purchase the Parcel for consideration of \$40,000.00, which price has been confirmed by the Town's Assessor as the full fair market value of the Parcel and the Town Board finds that the Parcel is not needed for Town Purposes.

RESOLUTION #113 - 2026 AUTHORIZING SALE OF TOWN REAL PROPERTY

Motion: Councilman Stacey

Seconded: Councilwoman Ballou

RESOLUTION AUTHORIZING SALE OF TOWN REAL PROPERTY AT INTERSECTION OF ROBERTS DRIVE AND STATE ROUTE 9N

WHEREAS, the Town owns an irregularly shaped parcel of real property consisting of approximately .47 acres, identified as Tax Map Parcel 164.8-1-1, situated at the northeastern corner of the intersection of Roberts Drive with State Route 9N in the Town of Greenfield, which adjoins property now owned by Mike Rayburn situated at 965 State Route 9N ("Rayburn"), which is depicted more fully on Schedule A attached hereto (the "Parcel"); and

WHEREAS, since the Town has owned the Parcel, it has remained unimproved and not maintained and has historically not been used by the Town; and

WHEREAS, the Town Board has received an offer from Rayburn to purchase the Parcel for consideration of Forty Thousand Dollars (\$40,000), which price has been confirmed by the Town's Assessor as the full fair market value of the Parcel; and

WHEREAS, the Town Board finds that the Parcel is not needed for Town purposes;

NOW, THEREFORE, BE IT

RESOLVED that the Town Board finds that sale of the Parcel will not interfere with any public purpose and further that the Parcel is not needed for any public purpose; and

BE IT FURTHER RESOLVED that the sale of the Parcel will benefit the Town; and

BE IT FURTHER RESOLVED, that the Town Board hereby authorizes the sale of the Parcel to Mike Rayburn in accordance with Town Law Section 64; and

BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized and directed to execute and deliver instruments and documents necessary to effectuate the sale; and

BE IT FURTHER RESOLVED, that this Resolution is adopted subject to permissive referendum pursuant to Town Law Article 7 and shall not take effect until such time as provided therein. The Town Clerk is hereby authorized and directed to post and publish the notice required for Resolutions subject to permissive referendum.

Vote: Ayes: 3 Gyarmathy, Stacey, Ballou

Noes: 0

Absent: 1 Davis

Motion Carried 3:1

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MS4 Agreement with the County:

RESOLUTION #114 – 2026 APPROVE MS4 AGREEMENT WITH SARATOGA COUNTY

Motion: Councilwoman Ballou

Seconded: Councilman Stacey

SARATOGA COUNTY

INTERMUNICIPAL STORMWATER MANAGEMENT PROGRAM COOPERATIVE RESOLUTION

WHEREAS in 2024 the New York State Department of Environmental Conservation (DEC) issued a renewed State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges for Small Municipal Separate Storm Sewer Systems (MS4; GP-0-24-001 or as amended or revised); consisting of six (6) Minimum Control Measures (MCM) which are:

1. Public Education and Outreach
2. Public Participation and Involvement
3. Illicit Discharge Detection and Elimination
4. Construction Site Runoff Control
5. Post-Construction Runoff Control
6. Good Housekeeping and Pollution Prevention; and

WHEREAS Part IV.A.1.a. of GP-0-24-001 stipulates that a permittee may "utilize other entities or the resources of those entities to assist with any portion of the SWMP development, implementation, or enforcement" as an Alternative Implementation Option; and,

WHEREAS the Saratoga County/Cornell Cooperative Extension (CCE) Intermunicipal Stormwater Management Program (I-SWM Program) was created in 2004 to assist, where possible affect direct works, and facilitate a framework of intermunicipal cooperation among the MS4 Permit holders of Saratoga County for the express purpose of meeting the requirements of the DEC SPDES MS4 Permit; and

WHEREAS a contractual agreement has been entered into by the County of Saratoga and Saratoga County Cornell Cooperative Extension (CCE) for the administration of this Program (ref. Saratoga County Resolution 339-2024); and

WHEREAS these MS4 Municipalities include:

Town of Ballston, Village of Ballston Spa, Town of Halfmoon, Village of Round Lake, Town of Waterford, Town of Charlton, Town of Malta, Saratoga County, Village of Waterford, Town of Clifton Park, Town of Milton, Town of Greenfield, Town of Moreau, City of Saratoga Springs, Village of South Glens Falls, Town of Wilton, City of Mechanicville, Town of Stillwater, Village of Stillwater

WHEREAS it is understood by all involved MS4 Municipalities that the I-SWM Program deliverables include:

- County-wide Stormwater and Water Quality Public Education & Outreach
- Material support for Local Stewardship activities
- Material, technical, and training support for MS4 Illicit Discharge Detection and Elimination

(IDDE; MCM 3) Programs

- Material, technical, and training support for MS4 Construction Site Runoff (MCM 4)

Programs

- Material, technical, and training support for MS4 Post-Construction Runoff (MCM 5)

Programs

- Material, technical, and training support for MS4 Good Housekeeping/Pollution

Prevention (MCM 6) Programs

- The development, management, maintenance of and access to the ISWM Program MS4 GIS (Geographic Information System) for all Saratoga County MS4s and related agencies

- All required record keeping and administrative support as required by DEC for Annual Reporting and/or auditing purposes for actions and outputs of the I-SWM Program; and

WHEREAS it is understood by both parties that this cooperative agreement shall remain in effect for the duration of GP-0-24-001, which expires on January 2nd, 2029. But, may be terminated at any time by either party for cause by providing written notification 30 days prior to separation; and

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WHEREAS it is understood that the I-SWM Program Coordinator will be responsible for the production, record keeping, and reporting on behalf of the involved MS4s for such outputs of the I-SWM Program AND report the results annually to the NYS DEC; and

WHEREAS it is further understood by all the involved parties that the MS4 Municipalities shall provide "in-kind" service to the I-SWM Program through designated representative/s to the I-SWM Program for the purposes of direct participation in, direction to, and the development and implementation of the substantive outputs of the I-SWM Program for any or all of the works cited above; and

WHEREAS the DEC has ruled that "if the MS4 Operator is relying upon another entity for compliance with any portion of [the MS4] SPDES general permit, there must be an agreement in place that:

- i. Is legally binding;
- ii. Is documented in writing;
- iii. Is signed and dated by all parties including a certification statement that explains that the MS4 Operator is responsible for compliance with [GP-0-24-001];
- iv. Identifies the activities that the entity will be responsible for including the particular MCM, the location and type of work
- v. Includes the name, address, and telephone number of the contact person representing the entity;
- vi. Is kept up-to-date and part of the [stormwater management program] SWMP Plan; and
- vii. Is retained by each party for the duration of the permit term (e.g. 01/02/2029)

WHEREAS the DEC has concluded that the signing of such a statement would affect a formal agreement and enable the signatory to provide some or all of the required annual reporting to the DEC and other specific outputs herein described on behalf of one or all of MS4 Permittees; and

WHEREAS the DEC has further concluded that cooperative efforts, like the I-SWM Program, must have a formal agreement signed and adopted by all parties and participants in order to qualify for any current or future State funding through the Water Quality Improvement Projects Grant program.

THEREFORE, be it **RESOLVED** that it is the intent of the Town of Greenfield to hereby formalize this cooperative between the Saratoga County/Cornell Cooperative Extension Intermunicipal Stormwater Management Program and Town of Greenfield for the purposes herein described; and

Be it further **RESOLVED** that the Supervisor/Mayor/Duly Authorized Representative of Town of Greenfield is hereby authorized and directed to execute this cooperative agreement by signing the certification statement herein:

Alternative Implementation Certification Statement:

Saratoga County/Cornell Cooperative Extension Intermunicipal Stormwater Management Program Organization

"The signatories hereof certify under penalty of law that they understand and agree to comply with the terms and conditions of the Town of Greenfield stormwater management program and agree to implement any corrective actions identified by the NYSDEC, the Town of Greenfield or a representative. Further, both parties understand that the Town of Greenfield is responsible for compliance with the terms and conditions of the New York State Pollutant Discharge Elimination System ("SPDES") General Permit for Stormwater Discharges from Municipal Separate Storm Sewer Systems ("MS4") GP-0-24-001, and, that it is unlawful for any person to directly or indirectly cause or contribute to a violation of water quality standards. "

Signed,

Executive Director, Cornell University Cooperative Extension of Saratoga County

William Schwerd 6/30/2026

Vote: Ayes: 3 Gyarmathy, Stacey, Ballou

Noes: 0

Absent: 1 Davis

Motion Carried 3:1

Committee Reports

There are no committee reports

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Monthly Reports

The following monthly reports were given to the Town Board for review:
Town Clerk, Highway Department, Building & Grounds, Building Department, Dog Control and Recreation.

Warrants

RESOLUTION #115 – 2026 AUDIT OF CLAIMS

Motion: Councilman Stacey

Seconded: Councilwoman Ballou

RESOLVED, that the bills contained on Abstract #7 – 2026, have been reviewed by the Town Board and are authorized for payment in the following amounts:

General Fund:	Voucher: #631 through #742;	Total: \$591,044.34
Highway:	Voucher: #633 through #738;	Total: \$110,089.36
Brookhaven Park:	Voucher: #628 through #738;	Total: \$130,702.42
Trust and Agency:	Voucher: #13 and #14;	Total: <u>\$1,727.66</u>
Total:		\$833,563.78

Vote: Ayes: 3 Gyarmathy, Stacey, Ballou

Noes: 0

Absent: 1 Davis

Motion Carried 3:1

Supervisor Gyarmathy asked the public if they had anything to say or add in regards to New Business. No one had anything to say.

Adjournment

RESOLUTION #116 – 2026 ADJOURNMENT

Motion: Councilman Stacey

Seconded: Councilwoman Ballou

RESOLVED, that the Town Board hereby adjourns the Town Board Meeting at 7:50 pm.

Vote: Ayes: 3 Gyarmathy, Stacey, Ballou

Noes: 0

Absent: 1 Davis

Motion Carried 3:1

Respectfully Submitted by:

Karen Downen, Town Clerk