

September 10th, 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 September 10th, 2026 at 7 pm with the following members present; Mike Gyarmathy, Supervisor; Ty Stacey, Kayla Davis, Walt Barss and Meagan Ballou Councilpersons. Also present was Town Counsel Mark Schachner, Town Clerk Karen Downen and approximately 12 residents. Supervisor Gyarmathy made sure to let everyone know that going forward the meetings would be recorded. Supervisor Gyarmathy called the meeting to order at 7:00 PM and led with the Pledge of Allegiance to the Flag.

Minutes

RESOLUTION #135 – 2026 APPROVAL OF MINUTES

Motion: Councilwoman Ballou

Seconded: Councilman Stacey

RESOLVED, that the Town Board Meeting Minutes dated August 13th, 2026 were approved as submitted by all members present.

Vote: Ayes: 5 Gyarmathy, Stacey, Davis, Barss, Ballou

Noes: 0

Motion Carried 5:0

Public Hearing

A Public Hearing was called to order at 7:03 pm to hear any comments from the public in regards to the Zoning and Code changes to: Mass Gatherings, Environmental Quality Review, Environmental Commission, Definitions and Chapter 54 Fire Prevention and Building Construction. No one from the public chose to speak. Supervisor Gyarmathy closed the Public Hearing at 7:09 pm.

RESOLUTION #136 – 2026 APPROVE ZONING AND CODE CHANGES

Motion: Councilman Stacey

Seconded: Councilwoman Davis

RESOLVED, that the Town Board hereby approves of the Zoning and Code changes for Mass Gatherings, Environmental Quality Review, Environmental Commission, Definitions and Chapter 54 Fire Prevention and Building Construction.

Vote: Ayes: 5 Gyarmathy, Stacey, Davis, Barss, Ballou

Noes: 0

Motion Carried 5:0

Correspondence

All Correspondence was received and filed with the Town Clerk: Letter from Ashley Spoering regarding speed limit on South Greenfield Rd., Letter from Taylor Rao regarding traffic concerns on Locust Grove Rd. & Denton Rd. intersection.

Old Business

Procurement Purchasing Procedure Policy:

The Purchasing Procedures from the Procurement Policy has not been updated since 1994. Before MaryAnn Johnson retired she put this together in regards to updating the Purchasing Procedure. The Procurement Policy was adopted April 9th, 2015. The board was going to add the Purchasing Procedures to the Local Law but with prices changing so much it was better to just keep the Purchasing Procedures separate in case it needed to be changed again.

RESOLUTION #137 – 2026 APPROVE UPDATED PROCUREMENT POLICY PURCHASING PROCEDURES

Motion: Councilwoman Ballou

Seconded: Councilwoman Davis

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Purchasing Procedures:

Evaluation of Purchase

Every prospective purchase of goods or services shall be evaluated to determine the applicability of General Municipal Law § 103 (GML § 103). Every Town Officer, board, department head or other personnel with the requisite purchasing authority (hereinafter "purchaser") shall estimate the cumulative amount of the items of supply or equipment needed in a given fiscal year. That estimate shall include the canvass of other Town departments and past histories to determine the likely yearly value of the commodity to be acquired. The information gathered and conclusions reached shall be documented and kept with the file or other documentation supporting the purchase activity.

Formal Bids Required

All purchases of supplies or equipment which are at or will exceed \$20,000 in the fiscal year or public works contracts at or over \$35,000 shall be formally bid pursuant to GML § 103.

Method of Obtaining Quotes

A. All estimated purchases of:

- (1) Less than \$20,000 but at or greater than \$10,000 require a written request for a proposal (RFP) and written/fax quotes from three vendors.
- (2) Less than \$10,000 but at or greater than \$5,000 require an oral request for goods and oral/fax quotes from two vendors.
- (3) Less than \$5,000 is left to the discretion of the purchaser.

B. All estimated public works contracts of:

- (1) Less than \$35,000 but at or greater than \$25,000 require a written RFP and fax/proposals from three contractors.
- (2) Less than \$25,000 but at greater than \$10,000 require a written RFP and fax/proposals from two contractors.
- (3) Less than \$10,000 is left to the discretion of the purchaser.

C. Any written RFP shall describe the desired goods, quantity and the particulars of delivery. The purchaser shall compile a list of all vendors from whom written/fax/oral quotes have been requested and the written/fax/oral quotes offered.

D. All information gathered in complying with the procedures of this guideline shall be preserved and filed with the documentation supporting the subsequent purchase or public works contract.

Award to Lowest Responsible Proposal or Quote; Exception

The lowest responsible proposal or quote shall be awarded the purchase or public works contract unless the purchaser prepares a written justification providing reasons why it is in the best interest of the Town and its taxpayers to make an award to other than the lowest bidder. If a bidder is not deemed responsible, facts supporting that judgment shall also be documented and filed with the record supporting the procurement.

Inability to Obtain Proposals or Quotes

A good faith effort shall be made to obtain the required number of proposals or quotations. If the purchaser is unable to obtain the required number of proposals or quotations, the purchaser shall document the attempt made at obtaining the proposals. In no event shall the inability to obtain the proposals or quotes be a bar to the procurement.

Exceptions

Except when directed by the Town Board, no solicitation of written proposals or quotations shall be required under the following circumstances:

- A. Acquisition of professional services
- B. Emergencies
- C. Sole source situations
- D. Goods purchased from agencies for the blind or severely handicapped
- E. Goods purchased at auction
- F. Goods purchased from correctional facilities
- G. Goods purchased from another governmental agency
- H. Goods purchased from state and/or county bid
- I. Goods purchased for less than \$5,000

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J. Public works contracts for less than \$10,000

Vote: Ayes: 5 Gyarmathy, Stacey, Davis, Barss, Ballou
Noes: 0

Motion Carried 5:0

Environmental Commission:

Supervisor Gyarmathy and Councilman Stacey held interviews August 19th and 20th for the Environmental Commission Board. They had 8 interested applicants. The Environmental Commission Board disbanded in 2020. The Town Board really wanted to bring back this board. This Board shall serve at the pleasure of the Town Board for a period of one year, with such terms to expire on December 31st of such year.

RESOLUTION #138 – 2026 APPOINT ENVIRONMENTAL COMMISSION BOARD

Motion: Councilwoman Davis

Seconded: Councilman Barss

RESOLVED, that the Town Board hereby appoints Tracy Miller, Chaz Senecal, Brad Gawron, John McPhillips, Kathy Storace, Cody Sargen, Shelly Emery and Vincent Walsh to the Environmental Commission Board.

Vote: Ayes: 5 Gyarmathy, Stacey, Davis, Barss, Ballou
Noes: 0

Motion Carried 5:0

New Business

Appointment:

RESOLUTION #139 – 2026 REAPPOINT MEMBER OF THE BOARD OF ASSESSMENT

REVIEW

Motion: Councilman Stacey

Seconded: Councilwoman Davis

RESOLVED, that the Town Board hereby reappoints Joe Jarvis to a five-year term with the Board of Assessment Review, term to expire September 30th, 2031.

Vote: Ayes: 5 Gyarmathy, Stacey, Davis, Barss, Ballou
Noes: 0

Motion Carried 5:0

Advertise:

The UDAG committee is looking for members to be on this committee. The Town Clerk will advertise for this position on the electronic sign. Right now, the board has 4 members and is looking for one more person.

Zoning Board Chair:

Supervisor Gyarmathy informed the residents that it is with great sadness that the Zoning Board Chair Denise Eskoff passed away. When he gets more information, a memorial resolution will be done for her.

Resignation:

RESOLUTION #140 – 2026 ACCEPT LETTER OF RESIGNATION

Motion: Councilman Barss

Seconded: Councilwoman Ballou

RESOLVED, that the Town Board hereby accepts the resignation of Robert Roeckle from the Planning Board effective September 30th, 2026.

Vote: Ayes: 5 Gyarmathy, Stacey, Davis, Barss, Ballou
Noes: 0

Motion Carried 5:0

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Appointment:

RESOLUTION #141 – 2026 APPOINTMENT TO ZONING BOARD AND ZONING CHAIRPERSON

Motion: Councilwoman Davis

Seconded: Councilwoman Ballou

RESOLVED, that the Town Board hereby appoints Robert Roeckle to the Zoning Board and be the Zoning Board Chairperson effective October 1st, 2026 until such time a new Chairperson to the ZBA is found.

Vote: Ayes: 5 Gyarmathy, Stacey, Davis, Barss, Ballou

Noes: 0

Motion Carried 5:0

Open Development: 409 Ridge Rd

The Planning Board recently reviewed the application at their meeting on August 25th, 2026 as it relates to the proposed Open Development of property located at 409 Ridge Rd. The Planning Board is in favor of the Town Board approving Open Development for the Applicant, subject to the review of easement and maintenance language for the driveway by the Town Attorney. Justin Grassi is here representing the applicant. He was wondering if the Town Board had heard anything from the Town Attorney. We hadn't heard anything but the Town Clerk will send it to the Town Attorney.

RESOLUTION #142 – 2026 APPROVE OPEN DEVELOPMENT WITH CONDITION

Motion: Councilwoman Ballou

Seconded: Councilman Barss

RESOLVED, that the Town Board hereby conditionally approves the Open Development Application contingent of review from legal counsel on the maintenance and easement wording.

Vote: Ayes: 5 Gyarmathy, Stacey, Davis, Barss, Ballou

Noes: 0

Motion Carried 5:0

Committee/Liaison Report

Councilwoman Davis, Councilman Stacey

Monthly Reports

Town Clerk, Building Department, Recreation and Dog Control

Transfer/Budget Amendments

None

Warrants

RESOLUTION #143 – 2026 AUDIT OF CLAIMS

Motion: Councilman Stacey

Seconded: Councilwoman Davis

RESOLVED, that the bills contained on Abstract #9 - 2026, have been reviewed by the Town Board and are authorized for payment in the following amounts:

General:	Voucher: #877 through #1008	Total: \$175,055.64
Highway:	Voucher: #883 through #1004	Total: \$427,231.28
Brookhaven Park:	Voucher: #880 through #1007	Total: \$66,322.12
Trust and Agency:	Voucher: #17 through #18	Total: \$1,738.36

Total:

\$670,347.40

Vote: Ayes: 5 Gyarmathy, Stacey, Davis, Barss, Ballou

Noes: 0

Motion Carried 5:0

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Supervisor Gyarmathy asked the public they had anything to say or add on any old or new business. No one had anything to say.

Adjournment

RESOLUTION #144 – 2026 ADJOURNMENT

Motion: Councilman Stacey

Seconded: Councilwoman Ballou

RESOLVED, that the Town Board hereby adjourns the Town Board Meeting at 7:21 pm.

Vote: Ayes: 5 Gyarmathy, Stacey, Davis, Barss, Ballou

Noes: 0

Motion Carried 5:0

Respectfully Submitted By:

Karen Downen, Town Clerk