

Town of Greenville

SCHEDULED TOWN BOARD MEETING AGENDA

June 16th, 2025

This meeting will be held in person at Pioneer Hall.

Approval of minutes

OLD BUSINESS

- a) Rescue Squad
- b) Highway
- c) Buildings and Grounds
- d) Code Enforcement
- e) Sewer
- f) Water
- g) Recycling
- h) Assessor
- i) Planning Board
- j) Dog Control Officer
- k) Beautification Committee
- l) Greg Davis, District #4 County Legislator
- m) Events

NEW BUSINESS

- a) Award Blacktop Bid
- b) Westerlo Independence Day Parade
- c) Greenville Summer Concert Series
- d) IT Supplier Discussion
- e) Greene County Wide Rescue Squad Update
- f) .gov Website Requirement Discussion
- g) Mr. Henderson Concerns
- h) Resolution Standard Work Day, NYSLRS
- i) Misc.

OPEN MEETING

Supervisors Report

Bill paying/audit of bills

OFFICIAL MEETING TIMES, ONCE MOVED UPON, CAN BE FOUND IN THE MINUTES, ON THE
OFFICIAL SIGNBOARD AT TOWN HALL AND POSTED IN THE OFFICIAL TOWN NEWSPAPER AS IS
REQUIRED BY TOWN LAW

**Town of Greenville
Building Department
Monthly Report**

Month of MAY, 2025

Building Permits: 8

Inspections: 28

Title Searches: 5

Septic Permits: 3

Sign Permits: 1

Fire Calls: 2

Violations: 2

Notes

Dmkeogh

06/10/2025
11:49:56
Jessica Lewis

Town of Greenville
Miscellaneous Cash Report
For Transaction Type: Permits
For: All Fee Types
Date Range: 05/01/2025 to 05/31/2025

Page: 1

Transaction Type	Fee Type	Receipt #	Date	Customer	Qty	Total
Permits	CO Search		05/20/2025	Caridi-law, 21 British American Blvd Latham, NY 12110	1	\$50.00
Permits	CO Search		05/20/2025	Farley, Michael 1092 Main Street Fishkill, NY 12524	1	\$50.00
Permits	CO Search		05/20/2025	Kcs, 9 Mohawk Place Amsterdam, NY 12010	1	\$50.00
Permits	CO Search		05/20/2025	Municipal, Data Services	1	\$50.00
Permits	CO Search		05/20/2025	Web-title, 755 Jefferson Rd, Suite 300 Rochester, NY 14623	1	\$50.00
Permits	Building	B25-015	05/20/2025	Labuff, Robert Po Box 335 Freehold, NY 12341	1	\$84.00
Permits	Building	B25-016	05/20/2025	Blenis, Blaine R 2675 C R 26 Climax, NY 12042	1	\$156.00
Permits	Building	B25-018	05/20/2025	Powell, Clifton 5630 Rt 81 Greenville, NY 12083	1	\$50.00
Permits	Building	B25-019	05/20/2025	Schelling, Scott 158 High Acres Lane Greenville, NY 12083	1	\$187.50
Permits	Building	B25-020	05/20/2025	Lunstead, Peter 112 Skyview Dr Greenville, NY 12083	1	\$449.50
Permits	Building	B25-022	05/20/2025	Jones, Brian 33 Enax Rd Freehold, NY 12431	1	\$50.00
Permits	Building	B25-023	05/20/2025	Sam-i-am-properties, 40 Hi View Dr Wingdale, NY 12594	1	\$125.00
Permits	Building	B25-024	05/20/2025	Randazzo, Thomas 55 Sunset Road Massapequa, NY 11758	1	\$321.00
Permits	Sewer	SP25-03	05/20/2025	Kowalski, William 10C Griffin Circle Albany, NY 12203	1	\$50.00
Permits	Sewer	SP25-04	05/20/2025	Lunstead, Peter 112 Skyview Dr Greenville, NY 12083	1	\$50.00
Permits	Sewer	SP25-05	05/20/2025	Randazzo, Thomas 55 Sunset Road Massapequa, NY 11758	1	\$50.00
					Total Quantity:	16
					Grand Total:	\$1,823.00

Office of the Assessor

Gordon W. Bennett, IAO

Ph: 518-966-5055x3

Fx: 518-966-4108

gwb81560@gmail.com

June 16, 2025

RE: June Monthly Report

Grievance

Grievance Day was held May 7th. The BAR met from 4:00 – 8:00pm. Eight complainants were heard with a total of 5 determinations made. The determination notices were sent out to each property owner on May 30th.

Final Tax Roll 2025

The Final Tax Roll for 2025 was uploaded to Real Property on June 13th. We should be receiving the new roll by the end of the month.

Jessica Lewis

From: Don Teator <dteator@gmail.com>
Sent: Tuesday, June 10, 2025 9:42 AM
To: Jay Goodman; Debra Danner COLDWELL BANKER; Bud Bear; Tal Rappleyea; Ken Elsbree; Don Teator; William Bardel; Susan Roth; Mark Overbaugh; Hope Nugent; William Von Atzingen; Jessica Lewis; Travis Richards; John Bensen; Paul Macko; Richard Bear
Subject: PB June Report to TB

Planning Board report to Town Board – June 2025
June 4, 2025

The Planning Board met with all members and PB Clerk Nugent present, and Town Attorney Rappleyea was available on conference call. Also present were agenda reps and several community members.

The agenda held two items.

Special Use Permit: 11281 SR 32 (house next to Irving house)

Austin Nevins presented a plan for a nail spa business from his residence. Issues of community character, number of employees, traffic, hours of operation, widening of driveway, proximity to neighbors, and a usable map were raised. A public hearing was set for July.

Camp Tal Hearing & Review

A public hearing for the Glamping Units application of Camp Tal (formerly Camp Malka, Ingalside Resort) was held

The applicants gave a detailed review of their project.

The public hearing was opened with two community members voicing opinions. The public hearing was then closed.

The Planning Board proceeded with review. Issues of capacity of campers, safety of tents, noise (PA system), lighting, sewage, water, crossing of road, and permanence of structures were raised.

The public hearing and the review consumed two hours.

PB approved, on a temporary basis for Summer 2025 only, the application for glamping units (18 campers) at Camp Tal.

The minutes of May 2025 were approved, followed by adjournment at 9:30.

Respectfully submitted,
Don Teator
PB Chair

John Bensen

From: Donald White Dog Control Officer <dcodonaldwhite@gmail.com>
Sent: Tuesday, June 10, 2025 2:00 PM
To: Jessica Lewis; John Bensen
Subject: May 2025 DCO Report

May 2025 Report

DCO Donald White

5/1/25- Received a Report of uncontrolled dogs seen at a property on red mills rd continuously again- the owners live on route 32 and i have spoken to them about the dogs once before they are in the process of setting up a dog run to contain them. I stopped by to give another warning and found their daughter at home who told me the parents are on vacation and she was unaware of the issue i told her to keep them leashed until the run can be completed.

5/7/25- Received a call from the Greenville School about 2 husky's that were running around the campus most of the morning- they contained them in the transportation garage and i posted them on facebook- owners were found and came to pick the dogs up

5/7/25- Received a call about dogs that keep coming onto someone's property on route 32 - spoke with complainant and was informed of a possible person the dog belongs too and was provided a number i called and was told its not his dog cause he has a secured set up. Unknown who's dog it is at this time- as of 5/31/25 have not heard anything further on this

5/19/25- Received a call about 3 uncontrolled dogs at a property on red mills rd again. Stopped by the owner of the dogs residence on route 32 and informed him that I've spoken to him and I've spoken to his daughter about the dogs and the next time i will have to issue tickets

5/24/25- Report of a missing dog from the area of Route 32 near the Greenville Drive in/hollow brook inn in the town of Greenville- Had a Good Samaritan reach out to me to let me know they seen the post i put on facebook and that they found the dog- i called the owner back and arranged for them to meet at the Greenville diner near the Greenville drive in so they could return the dog.

John Bensen

From: Donald White Dog Control Officer <dcodonaldwhite@gmail.com>
Sent: Tuesday, June 10, 2025 1:59 PM
To: Jessica Lewis; John Bensen; Nicole Dooley
Subject: DCO Pay Voucher May 2025
Attachments: IMG_8348.heic

Wasn't sure who would be in the office so I added John, Jessica and Nicole

Paving Bids 2025
Opened on 6-10-25 11⁰⁰ AM

7-Sealed Bid Received

KCK Paving 84.74 in place

Cobleskill Stone 88.90 in place

Peckham 102.25 in place

Calarusso 81.35 in place

Heidelberg 84.10 in place

DeSignore Paving 100.16 in place

Callenan Industries 81.62 in place

**JULY
4TH**

THE TOWN OF WESTERLO PRESENTS:
A PARADE AND FAMILY DAY CELEBRATING

**INDEPENDENCE
DAY!**

Come celebrate with us!

10 AM

PARADE

12 - 4 PM

**FAMILY
DAY**

LIVE BAND WITH VINYL ANALYSIS • BEER • FOOD/DRINKS
DUNK TANK • GAMES FOR KIDS • PEOPLES CHOICE AWARDS
FOR APPARATUS • CORNHOLE TOURNAMENT AND MORE!

**VETERANS MEMORIAL PARK
950 COUNTY ROUTE 401, WESTERLO**

TOWN OF WESTERLO

933 CR 401 Westerlo, NY 12193
518-797-3111

Supervisor
Matthew Kryzak

Deputy Supervisor
Amie Burnside

Town Board Members
Amie Burnside
Lorraine Pecylak
Joshua Beers
Peter Mahan

Town Clerk
Karla Weaver



Superintendent of Highways
David Pecylak

Deputy Highway Superintendent of
Highways
John Hunter

Code Enforcement Officer
Jeffry Pine

Town Attorney
George McHugh

Confidential Administrator
Lisa DeGroff

WESTERLO INDEPENDENCE DAY PARADE INVITATION FRIDAY, JULY 4, 2025

Dear Town Supervisors and Town Boards;

You are cordially invited to participate in the **2025 Westerlo Independence Day Parade** on Friday July 4, 2025.

As we move forward on our journey of planning the festive community event, we are reaching out to the Town Board and asking for a **donation of \$100 from your Town** to help support the parade and it's activities. This is the first parade in Westerlo in a very long time and we hope we can count on our neighboring Town Governments to support us.

More information on parade regulations, staging times and locations as well as a flyer advertising the parade and the Family Day following are enclosed along with a deadline to respond. We would love to have your Town participate in the parade and join us in the festivities after. Reach out to your communities, emergency services, Highway Departments, farmers, friends, families, neighbors, schools, bands and community organizations and encourage them to attend.

Help us spread the word and ask them to email Lisa DeGroff at **ConfidentialAdmin@TownOfWesterloNY.com** for more information or with any questions.

**Your \$100 donation can be made payable to The Town of Westerlo, and mailed by June 15th to
The Town of Westerlo, Attn: Lisa DeGroff, 933 County Route 401 Westerlo, NY 12193**

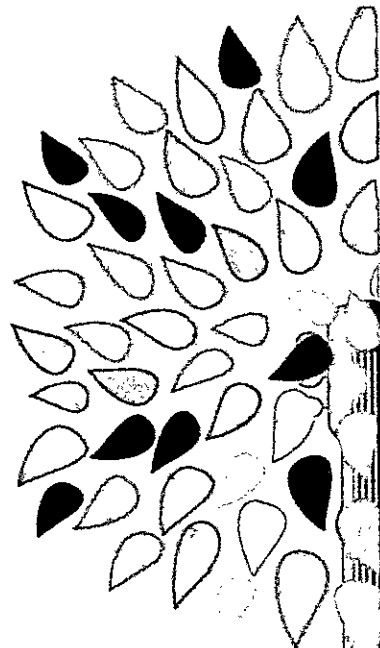
Thank you in advance for your support!

Sincerely,

Matthew Kryzak
Supervisor, Town Of Westerlo
supervisor@townofwesterlony.com
518-797-3111 ext. 1014
933 County Route 401, Westerlo, NY 12193

P.S. SAVE THE DATE FOR 2026!

*We are planning a huge celebration on Saturday July 4th,
2026! Westerlo will celebrate our country's 250th birthday with
a lot of fanfare, including fireworks!*



GREENVILLE Summer CONCERTS

Veterans Park - Corner Routes 81 & 32

July 1	Tame the Rooster	Modern Country
July 8	The Tailgate Band	'70s Rock
July 15	The Electric City Horns	Dance
July 22	In The Dust	Classic Country
July 29	Second Chance Band	Rock
Aug 5	New York Players	Top 40/Dance
Aug 12	Lustre Kings	Rockabilly
Aug 19	Coconut Telegraph	Jimmy Buffett



FREE • 6-7:30pm • Bring a Lawn Chair!

For more info or in the event of inclement weather, visit www.CPOG.org

Presented by Community Partners of Greenville with support from



This project is made possible with funds from the Statewide Community Regrant Program, a regrant program of the New York State Council on the Arts with the support of The Office of the Governor and the New York State Legislature and administered in Greene County by CREATE Council on the Arts.



COMMITTEE ON OPEN GOVERNMENT
STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
TELEPHONE: (518) 474-2518
FAX: (518) 474-1927
WWW.OPENGVERNMENT.NY.GOV

COMMITTEE MEMBERS
RUTH N. COLON
ANTONIO DELGADO
PETER D. GRIMM
HADLEY HARRIGAN
JEANETTE M. MOY
CHRISTOPHER
POLICANO
ROBERT J. RODRIGUEZ
FRANKLIN H. STONE
BLAKE G.
WASHINGTON
STEPHEN B. WATERS

EXECUTIVE DIRECTOR
SHOSHANAH BEWLAY

MEMORANDUM

TO: Whom it May Concern

FROM: Shoshanah Bewlay
Executive Director, Committee on Open Government

RE: *Alert: Municipalities must maintain official webpages and post certain content.*

DATE: January 6, 2025 (Updated March 3, 2025)

Update

On February 28, 2025, Governor Kathy Hochul signed into law Chapter 97 of the Laws of 2025, which serves as a chapter amendment to Chapter 609 of the Laws of 2024. This amendment limits the obligation of a municipality to maintain and regularly update an official webpage, as described below, to municipal corporations "having a population, as shown by the latest preceding decennial federal census, equal to or greater than one thousand five hundred persons." The amendment states that municipalities with a population less than one thousand five hundred (1500) persons "shall comply with the provisions of this section to the extent practicable." In addition, the amendment states: "a municipal corporation that hosts its official website on another municipal corporation's ".gov" Uniform Resource Locator (URL) will satisfy this section's requirement to maintain an official website with a ".gov" domain name.

Finally, the Chapter amendment states that this obligation will not take effect until one year after it is signed into Law.

On December 21, 2024, Governor Kathy Hochul signed into law Chapter 609 of the Laws of 2024, amending General Municipal Law §§ 300 and 30(7). Beginning on June 19, 2025, all municipalities must maintain and regularly update an official webpage utilizing a ".gov" domain.

Among other posting requirements, municipalities must post

- notices of all "municipal elections, public hearings, and public meetings including regular board or legislative meeting,"
- the "agenda and minutes of municipal meetings" as required under the OML,
- its codes, local laws, and resolutions, and
- "documentation pertaining to its most recent annual financial reports, current year budget, most recent independent audit report and most recent fiscal performance plan



Committee on
Open Government

or multiyear financial plan,” as required under State Finance Law §54(g), unless such information is exempt from disclosure under § 87(2) of FOIL.

The Committee offers several points of clarification regarding the interaction of Chapter 609 with the OML. The OML does not require public bodies, including municipalities, to create or follow agendas. Section 106 does require all public bodies to produce minutes. In our opinion, when read together with Chapter 609, municipalities are now required to post either minutes or unabridged video or audio recordings or unabridged written transcripts to their webpages within the statutorily required timeframes. If recordings or transcripts are posted in lieu of minutes, minutes must still be produced and available within the required timeframes.

Section 103(e) additionally requires public bodies to post all records which are “scheduled to be the subject of discussion” at an open meeting at least twenty-four hours before the meeting. See Disclosure of Records Scheduled for Discussion at Open Meetings for further discussion of that requirement. In our opinion, a meeting agenda, should one be created, is a record scheduled to be the subject of discussion and must, therefore, be posted to municipal webpages accordingly.

Additionally, § 104(6) provides that “[w]hen a public body has the ability to do so, notice of the time and place of a meeting given in accordance with subdivision one or two of this section, shall also be conspicuously posted on the public body's internet website.” Reading that language together with Chapter 609, when the public body is part of a municipality, it must post meeting notices to its webpage.

Lastly, any municipality having approved the limited use of videoconferencing permitted under § 103-a must post the required “written procedures governing member and public attendance” as well as copies of recorded meetings on its webpage within five business days of the meeting.



June 10, 2025

George B. Henderson
3493 Route 67
Freehold, NY 12431

Re: NOTICE OF VIOLATION
3493 ROUTE 67, FREEHOLD, NY 12431
TAX MAP#: 51.00-2-55.1

Dear Mr. Henderson:

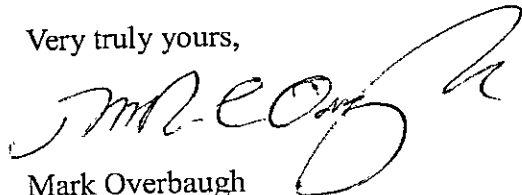
This letter shall serve as a formal Notice of Violation and Demand to Remedy.

Please take notice that you are in violation of the Greenville Zoning Law and subsequent amendments thereto by operating a junkyard at the above-referenced property.

You are hereby directed to cease all such activities and remove all vehicles from the property within 20 days of the date of this letter. Failure to do so will result in immediate legal action.

Thank you for your prompt attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Mark Overbaugh', written in a cursive style.

Mark Overbaugh
Greenville Code Enforcement Officer

CC: Greenville Town Board
Greenville Town Attorney

**TOWN OF GREENVILLE
LOCAL LAW #5 OF 2025
A LOCAL LAW MODIFYING THE ZONING LAW TO DISCONTINUE
PRE-EXISTING NON-COMFORMING AND NON-PERMITTED USES**

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF GREENVILLE

SECTION 1. TITLE AND PURPOSE

This Local Law of the Town of Greenville, Greene County, New York shall be known as "A Local Law Discontinuing Pre-existing, Non-conforming, Non-Permitted Uses Within the Town"

The purpose of this Local Law is to terminate the permitted use of a "grandfathered use" within the Town which is not allowed by a site plan or special use permit in any zone within the Town.

SECTION 2. AMENDMENT

The Greenville Town Zoning Law shall be and hereby is amended at Article VIII: Non-Conforming Uses and Structures", Paragraph 1.a. with the addition of the following at the end of such Paragraph:

"However, no such use shall be continued if it is not an allowed use within the Town in any district by either a site plan approval or special use permit, as set forth in the use charts in Schedule "A". All such uses shall be immediately terminated."

SECTION 3. EFFECTIVE DATE

This Local Law shall take effect immediately when it is filed in the Office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

Hope Nugent

From: Douglas Overbaugh <douglas.overbaugh@regeneron.com>
Sent: Monday, June 2, 2025 11:06 AM
To: John Bensen; gwb91560@gmail.com; Hope Nugent
Cc: alexis.aloisi@yahoo.com
Subject: Open BAR position

Good morning,

I hope this message finds you well. I am writing to recommend Alexis Aloisi for the recently vacated position on the BAR. Mrs. Aloisi has been a long-standing resident of Greenville and has consistently demonstrated a deep commitment to our community.

Her exceptional organizational skills and keen attention to detail make her a strong candidate for this role. I am confident that her dedication and expertise would make her an invaluable asset to the team.

Thank you for considering my recommendation. Please do not hesitate to reach out if you require any additional information about Mrs. Aloisi's qualifications.

Mrs. Aloisi's contact info:
Email = alexis.aloisi@yahoo.com
Phone = (518) 755-4622

Best regards,

Douglas Overbaugh

Regeneron Pharmaceuticals Inc.
Spvr Utilities Maintenance
Cell: (518) 813-7101
douglas.overbaugh@regeneron.com

BAR
member ?

need to fill
1-2 seats

Regeneron Internal

Regeneron Internal

This e-mail and any attachment hereto, is intended only for use by the addressee(s) named above and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, any dissemination, distribution or copying of this email, or any attachment hereto, is strictly prohibited. If you receive this email in error please immediately notify me by return electronic mail and permanently delete this email and any attachment hereto, any copy of this e-mail and of any such attachment, and any printout thereof. Finally, please note that only authorized representatives of Regeneron Pharmaceuticals, Inc. have the power and authority to enter into business dealings with any third party.

Edmunds GovTech - IT/Network Management Services (MSP)

The Future with Edmunds GovTech

Dear Town of Greenville,

We hope this message finds you well. We wanted to take a moment to share an important update regarding the future direction of IT Services with Edmunds GovTech.

After careful consideration, we have made the strategic decision to Phase out our IT and Network Management services, effective **December 31, 2026**. This decision is in line with our long-term vision to deliver the best possible software experience for our customers. We recognize the importance of innovation and staying ahead in an ever-evolving technological landscape. By focusing on software development and solutions, we can bring even greater value to you.

Our team is committed to supporting you throughout this transition, ensuring that all ongoing projects and services continue smoothly. We're here to assist in every way possible during this period of change.

Our core mission has always been to create high-quality software that makes a real difference for our customers. In dedicating ourselves exclusively to this mission, we believe we can continue to innovate and provide you with solutions that meet and exceed your expectations.

We deeply appreciate the trust and partnership you've shown us over the years and are excited about what the future holds. If you have any questions or would like to discuss this change further, please don't hesitate to reach out. We're here to ensure this transition is as seamless as possible for you.

Thank you for your continued support.

Account#	Account Description	Fee Description	Qty	Local Share
A 2130	MISC. FEES	Recycling	12	4,141.50
		Sub-Total:		\$4,141.50
A 2555	CO Search	CO Search	5	250.00
	PERMIT FEES	Building	8	1,423.00
		Sub-Total:		\$1,673.00
A 2590	PERMIT FEES	Sewer	3	150.00
		Sub-Total:		\$150.00
A1603	Registrar Fees	Certified Copies	27	270.00
		Sub-Total:		\$270.00
A2544	Dog Licensing	Female, Spayed	7	63.00
		Male, Neutered	4	36.00
	Seniors, 65 and older	Seniors, 65 and older	4	-12.00
		Sub-Total:		\$87.00
A7550.4	Celebrations	Vendor Application	1	50.00
		Sub-Total:		\$50.00

Total Local Shares Remitted:	\$6,371.50
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Amount paid to: NYS Ag. & Markets for spay/neuter program	11.00
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Total State, County & Local Revenues:	\$6,382.50
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Total Non-Local Revenues:	\$11.00
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To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Jessica K. Lewis, Town Clerk, Town of Greenville during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

Supervisor

Date

Town Clerk

Date