

Town of Greenville
SCHEDULED TOWN BOARD MEETING AGENDA
September 21st, 2026
This meeting will be held in person at Pioneer Hall.

6:30 pm Public Hearing re: Seriously Disabled Veterans Exemption
7:00 pm Regular Monthly Meeting

Approval of minutes

OLD BUSINESS

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

NEW BUSINESS

- a) Town Historian – Marker Ceremony, 2027 Calendar, Watercolor Presentation
- b) Set Budget Workshops (at least 3)
- c) Tax Cap Override PH 10/19/26 6:30pm
- d) Greene Co Planning Board Rep Appointment: Orloff Bear 7/21/2026-12/31/2027
- e) Approve Property Purchase
- f) Resolution Approving Greenway Grant Application
- g) Greenville Day September 25th & 26th
- h) Yard sale days September 25th, 26th, & 27th
- i) Sewer District Consolidation Discussion
- j) Cardiac Life Quote replacement pads (\$161.55)
- k) 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

LOCAL LAW NO. OF 2026

**TOWN OF GREENVILLE LOCAL LAW CREATING ALTERNATIVE
VETERANS' EXEMPTION FOR SERIOUSLY DISABLED VETERANS
PURSUANT TO SECTION 458-A(11) OF THE
REAL PROPERTY TAX LAW**

Be it enacted by the Town Board of the Town of Greenville, in the County of Greene, as follows:

SECTION 1. TITLE.

This local law shall be known as the "Alternative Veterans Exemption For Seriously Disabled Veterans Law of the Town of Greenville, Greene County, New York."

SECTION 2. AUTHORITY.

This local law is adopted pursuant to Real Property Tax Law § 458-a (11). All terms, definitions and conditions of such statute shall apply to this local law.

SECTION 3. PURPOSE.

It is the purpose and intent of this local law to create an additional alternative veteran's exemption for seriously disabled veterans, as set forth by the Real Property Tax Law of New York State, § 458-a, Subdivision (11).

SECTION 4. ELIGIBILITY.

Pursuant to § 458-a (11) of the Real Property Tax Law of the State of New York, the veterans eligible to receive the exemption as set forth in that section shall be eligible for same in the Town of Greenville.

SECTION 5. SEVERABILITY.

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to said clause, sentence, paragraph, section or part of this Local Law.

SECTION 6. INCONSISTENT LAWS.

All Local Laws or parts of Local Laws inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 7. EFFECTIVE DATE.

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.

LOCAL LAW NO. OF 2026

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VETERANS' EXEMPTION FOR SERIOUSLY DISABLED VETERANS
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Paul Macko

From: Jessica Lewis
Sent: Monday, June 29, 2026 10:46 AM
To: Paul Macko
Subject: FW: Exemption for Seriously Disabled Veterans
Attachments: RPTL 458-a_20260608.pdf; Veterans P&T Exemption Tax Analysis.pdf

Jessica Lewis

Town Clerk-Collector
Town of Greenville
PO Box 38 / 11159 State Route 32
Greenville, NY 12083
P: (518)-966-5055 ext. 5
F: (518)-966-4108

Please note: My new email address is townclerk@towngreenvillegreenecony.gov.
All **Town of Greenville** email addresses have changed to the **@towngreenvillegreenecony.gov** domain.

From: Raymond Ward <rward@greenecountyny.gov>
Sent: Friday, June 26, 2026 1:40 PM
To: Ashland Town Clerk <dthorp@ashlandny.com>; Cairo Town Clerk <townclerk@townofcairo.com>; Catskill Town Clerk <townclerk@townofcatskillny.gov>; Coxsackie Town Clerk <bhotaling@coxsackie.org>; Durham Town Clerk <townclerk@durhamny.com>; Jessica Lewis <townclerk@towngreenvillegreenecony.gov>; Halcott Town Clerk <toh_townclerk@townofhalcott.org>; Hunter Town Clerk <cpascucci@townofhuntergov.com>; Jewett Town Clerk <clerk@townofjewett.org>; Lexington Town Clerk <townclerk@lexingtonny.com>; New Baltimore Town Clerk <clerk@townofnewbaltimore.org>; pdinkelacker@townofathensny.com <IMCEAEX-
_o=ExchangeLabs_ou=Exchange+20Administrative+20Group+20+28FYDIBOHF23SPDLT+29_cn=Recipients_cn=6a7dfc95
20c6470d8cb1ec46017aad4d-Guest+5Fef880@namprd09.prod.outlook.com>; Prattsville Town Clerk
<admin@townofprattsville.com>; Windham Town Clerk <windhamnytownclerk@gmail.com>; Anna Signoretti
<asignoretti@villageofcatskillny.gov>; Dawn Palmateer <clerk@athensvillageny.gov>; Kathleen Hilbert <IMCEAEX-
_o=ExchangeLabs_ou=Exchange+20Administrative+20Group+20+28FYDIBOHF23SPDLT+29_cn=Recipients_cn=3094563d
a23c4f82896a0def18e74452-Guest+5F3f976@namprd09.prod.outlook.com>; Nikki Bereznak
<nbereznak@villageofcoxsackie.gov>; Robin Dumont <rduumont@tannersvilleny.gov>; Amanda McCabe
<amccabe@cairodurham.org>; Beth Teuber <bteuber@margaretvillecs.org>; Jeffrey Miriello
<jmiriello@cairodurham.org>; Jesse Boehme <jboehme@rcscsd.org>; Kayla Hughes <khughes@htcschools.org>;
Kimberly Cole <kcole@onteora.k12.ny.us>; Kimberly Nugent <nugentk@cacsd.org>; Louise Cammarata
<taxcollector@catskillcsd.org>; Marianne Romito <mromito@gccs.us>; Matthew Parker <mparker@catskillcsd.org>;
Melanie Lasher <lsherm@greenvillescd.org>; Michelle Mattice <mmattice@wajcs.org>; Monica LaClair
<mclair@onteora.k12.ny.us>; Nyrelle Colon <taxcollector@cairodurham.org>; Onteora CSD Accounts Payable
<apayable@onteora.k12.ny.us>; Onteora CSD Tax Collection <taxcollector@onteora.k12.ny.us>; Sara Statham
<stathams@greenvillescd.org>; Suzanne Starr <sstarr@rcscsd.org>; Todd Hilgendorff <hilgendorfft@greenvillescd.org>
Cc: Audrey Terwilliger <aterwilliger@greenecountyny.gov>
Subject: Exemption for Seriously Disabled Veterans

Dear Towns, Villages & School Districts,

I am sure many of you have been contacted by the veteran's community regarding the amendment to Real Property Tax Law Section 458-a "Veterans Alternative Exemption". The new subsection added to the law allows for the primary residence of certain seriously disabled veterans to be fully exempt from taxation and special district charges, assessments, and special ad valorem levies after adoption of a local law by the municipalities or a resolution by the school districts. The Greene County Legislature will be considering this over the next few months.

A new subsection 11 was added by Chapter 672 of the Laws of New York for 2025 and amended by Chapter 77 of the Laws of New York for 2026. Subsection 11 was again modified during the fiscal year 2027 New York State Budget process in Part EE. I have attached a copy of the current Real Property Tax Law 458-a as reference. Please refer to subsection 11 for the language specific to providing for the primary residence of certain seriously disabled veterans to be fully exempt from taxation and special district charges, assessments, and special ad valorem levies.

It is important to note that the provisions of this new subsection would only apply to Assessment Rolls based on taxable status dates occurring on and after October 1, 2026. If adopted by your municipality it would apply to taxes extended for fiscal year 2028 or if a school district it would apply to taxes extended for fiscal year 2027-2028.

I am providing to you the attached "Veterans P&T Exemption Tax Analysis" so that you and your boards can make an informed decision regarding the adoption of the provisions of the new law.

Please contact me with any questions you may have.

Sincerely,

Raymond T. Ward, CCD
Greene County Real Property Tax Service
411 Main Street, Suite 447
Catskill, NY 12414
518-719-3525

Real Property Tax

§ 458-a. Veterans; alternative exemption. 1. The following terms whenever used or referred to in this section shall have the following meanings unless a different meaning clearly appears in the context:

(a) "Period of war" means the Spanish-American war; the Mexican border period; World War I; World War II; the hostilities, known as the Korean war, which commenced June twenty-seventh, nineteen hundred fifty and terminated on January thirty-first, nineteen hundred fifty-five; the hostilities, known as the Vietnam war, which commenced November first, nineteen hundred fifty-five and terminated on May seventh, nineteen hundred seventy-five; and the hostilities, known as the Persian Gulf conflict, which commenced August second, nineteen hundred ninety.

(b) "Service connected" means, with respect to disability or death, that such disability was incurred or aggravated, or that the death resulted from a disability incurred or aggravated, in line of duty in the active military, naval or air service.

(c) "Qualified owner" means a veteran, the spouse of a veteran or the unremarried surviving spouse of a veteran. Where property is owned by more than one qualified owner, the exemption to which each is entitled may be combined. Where a veteran is also the unremarried surviving spouse of a veteran, such person may also receive any exemption to which the deceased spouse was entitled.

(d) "Qualifying residential real property" means property owned by a qualified owner which is used exclusively for residential purposes; provided however, that in the event any portion of such property is not so used exclusively for residential purposes but is used for other purposes, such portion shall be subject to taxation and the remaining portion only shall be entitled to the exemption provided by this section. Such property must be the primary residence of the veteran or unremarried surviving spouse of the veteran, unless the veteran or unremarried surviving spouse is absent from the property due to medical reasons or institutionalization. In the event the veteran dies and there is no unremarried surviving spouse, "qualifying residential real property" shall mean the primary residence owned by a qualified owner prior to death, provided that the title to the property becomes vested in the dependent father or mother or dependent child or children under twenty-one years of age of a veteran by virtue of devise by or descent from the deceased qualified owner, provided that the property is the primary residence of one or all of the devisees.

(e) "Veteran" means a person (i) who served in the active military, naval, space, or air service during a period of war, or who was a recipient of the armed forces expeditionary medal, navy expeditionary medal, marine corps expeditionary medal, or global war on terrorism expeditionary medal, and who (1) was discharged or released therefrom under honorable conditions, or (2) has a qualifying condition, as defined in section one of the veterans' services law, and has received a discharge other than bad conduct or dishonorable from such service, or (3) is a discharged LGBT veteran, as defined in section one of the veterans' services law, and has received a discharge other than bad conduct or dishonorable from such service, (ii) who was employed by the War Shipping Administration or Office of Defense Transportation or their agents as a merchant seaman documented by the United States Coast Guard or Department of Commerce, or as a civil servant employed by the United States Army Transport Service (later redesignated as the United States Army Transportation Corps, Water Division) or the Naval Transportation Service; and who served satisfactorily as a crew member during the period of armed conflict, December seventh, nineteen hundred forty-one, to August fifteenth, nineteen hundred forty-five, aboard merchant vessels in oceangoing, i.e., foreign, intercoastal, or coastwise service as such terms are defined under federal law (46 USCA 10301 & 10501) and further to include "near foreign" voyages between the United States and

Canada, Mexico, or the West Indies via ocean routes, or public vessels in oceangoing service or foreign waters and who has received a Certificate of Release or Discharge from Active Duty and a discharge certificate, or an Honorable Service Certificate/Report of Casualty, from the department of defense, (iii) who served as a United States civilian employed by the American Field Service and served overseas under United States Armies and United States Army Groups in world war II during the period of armed conflict, December seventh, nineteen hundred forty-one through May eighth, nineteen hundred forty-five, and who (1) was discharged or released therefrom under honorable conditions, or (2) has a qualifying condition, as defined in section one of the veterans' services law, and has received a discharge other than bad conduct or dishonorable from such service, or (3) is a discharged LGBT veteran, as defined in section one of the veterans' services law, and has received a discharge other than bad conduct or dishonorable from such service, (iv) who served as a United States civilian Flight Crew and Aviation Ground Support Employee of Pan American World Airways or one of its subsidiaries or its affiliates and served overseas as a result of Pan American's contract with Air Transport Command or Naval Air Transport Service during the period of armed conflict, December fourteenth, nineteen hundred forty-one through August fourteenth, nineteen hundred forty-five, and who (1) was discharged or released therefrom under honorable conditions, or (2) has a qualifying condition, as defined in section one of the veterans' services law, and has received a discharge other than bad conduct or dishonorable from such service, or (3) is a discharged LGBT veteran, as defined in section one of the veterans' services law, and has received a discharge other than bad conduct or dishonorable from such service, (v) notwithstanding any other provision of law to the contrary, who are members of the reserve components of the armed forces of the United States who (1) received an honorable discharge or release therefrom under honorable conditions, or (2) has a qualifying condition, as defined in section one of the veterans' services law, and has received a discharge other than bad conduct or dishonorable from such service, or (3) is a discharged LGBT veteran, as defined in section one of the veterans' services law, and has received a discharge other than bad conduct or dishonorable from such service, but are still members of the reserve components of the armed forces of the United States provided that such members meet all other qualifications under the provisions of this section, or (vi) who shall be considered to have been discharged or released from active military service of the United States under honorable conditions if: (1) the individual served in the active military service of the United States for the period of time such individual was obligated to serve at the time of entry into service; (2) the individual was not discharged or released from such service at the time of completing such period of obligation due to an intervening enlistment or reenlistment; (3) the individual would have been eligible for a discharge or release under conditions other than dishonorable at such time except for such intervening enlistment or reenlistment; and (4) the individual served in the active military service of the United States for a period of at least ten years, provided that such individual meets all other qualifications under the provisions of this section.

(f) "Latest state equalization rate" means the latest final state equalization rate or special equalization rate established by the commissioner pursuant to article twelve of this chapter. The commissioner shall establish a special equalization rate if it finds that there has been a material change in the level of assessment since the establishment of the latest state equalization rate, but in no event shall such special equalization rate exceed one hundred. In the event that the state equalization rate exceeds one hundred, then the state equalization rate shall be one hundred for the purposes of this section. Where a special equalization rate is established for purposes of this section, the assessor is directed and authorized to recompute the alternative veterans exemption on the assessment roll by applying such special equalization rate instead of the latest state equalization rate

applied in the previous year and to make the appropriate corrections on the assessment roll, notwithstanding the fact that such assessor may receive the special equalization rate after the completion, verification and filing of such final assessment roll. In the event that the assessor does not have custody of the roll when such recomputation is accomplished, the assessor shall certify such recomputation to the local officers having custody and control of such roll, and such local officers are hereby directed and authorized to enter the recomputed alternative veterans exemption certified by the assessor on such roll.

(g) "Latest class ratio" means the latest final class ratio established by the commissioner pursuant to title one of article twelve of this chapter for use in a special assessing unit as defined in section eighteen hundred one of this chapter.

2. (a) Qualifying residential real property shall be exempt from taxation to the extent of fifteen percent of the assessed value of such property; provided, however, that such exemption shall not exceed twelve thousand dollars or the product of twelve thousand dollars multiplied by the latest state equalization rate for the assessing unit, or in the case of a special assessing unit, the latest class ratio, whichever is less.

(b) In addition to the exemption provided by paragraph (a) of this subdivision, where the veteran served in a combat theatre or combat zone of operations, as documented by the award of a United States campaign ribbon or service medal, or the armed forces expeditionary medal, navy expeditionary medal, marine corps expeditionary medal, or global war on terrorism expeditionary medal, qualifying residential real property also shall be exempt from taxation to the extent of ten percent of the assessed value of such property; provided, however, that such exemption shall not exceed eight thousand dollars or the product of eight thousand dollars multiplied by the latest state equalization rate for the assessing unit, or in the case of a special assessing unit, the class ratio, whichever is less.

(c) In addition to the exemptions provided by paragraphs (a) and (b) of this subdivision, where the veteran received a compensation rating from the United States veteran's administration or from the United States department of defense because of a service connected disability, qualifying residential real property shall be exempt from taxation to the extent of the product of the assessed value of such property multiplied by fifty percent of the veteran's disability rating; provided, however, that such exemption shall not exceed forty thousand dollars or the product of forty thousand dollars multiplied by the latest state equalization rate for the assessing unit, or in the case of a special assessing unit, the latest class ratio, whichever is less. For purposes of this paragraph, where a person who served in the active military, naval or air service during a period of war died in service of a service connected disability, such person shall be deemed to have been assigned a compensation rating of one hundred percent.

(d) Limitations. (i) The exemption from taxation provided by this subdivision shall be applicable to county, city, town, village and school district taxation if the governing body of the school district in which the property is located, or in the case of a city with a population of one million or more, the local legislative body, after public hearings, adopts a resolution, or in the case of a city with a population of one million or more, a local law, providing such exemption, the procedure for such hearing and resolution or local law shall be conducted separately from the procedure for any hearing and local law or resolution conducted pursuant to subparagraph (ii) of this paragraph, paragraph (b) of subdivision four, paragraph (d) of subdivision six and paragraph (b) of subdivision seven of this section.

(ii) Each county, city, town, village or school district may adopt a local law to reduce the maximum exemption allowable in paragraphs (a), (b) and (c) of this subdivision to nine thousand dollars, six thousand dollars and thirty thousand dollars, respectively, or six thousand dollars, four thousand dollars and twenty thousand dollars, respectively. Each county, city, town, village or school district is

also authorized to adopt a local law to increase the maximum exemption allowable in paragraphs (a), (b) and (c) of this subdivision to fifteen thousand dollars, ten thousand dollars and fifty thousand dollars, respectively; eighteen thousand dollars, twelve thousand dollars and sixty thousand dollars, respectively; twenty-one thousand dollars, fourteen thousand dollars, and seventy thousand dollars, respectively; twenty-four thousand dollars, sixteen thousand dollars, and eighty thousand dollars, respectively; twenty-seven thousand dollars, eighteen thousand dollars, and ninety thousand dollars, respectively; thirty thousand dollars, twenty thousand dollars, and one hundred thousand dollars, respectively; thirty-three thousand dollars, twenty-two thousand dollars, and one hundred ten thousand dollars, respectively; thirty-six thousand dollars, twenty-four thousand dollars, and one hundred twenty thousand dollars, respectively; thirty-nine thousand dollars, twenty-six thousand dollars, and one hundred thirty thousand dollars, respectively; forty thousand dollars, twenty-eight thousand dollars, and one hundred forty thousand dollars, respectively; and forty-five thousand dollars, thirty thousand dollars and one hundred fifty thousand dollars, respectively. In addition, a county, city, town, village or school district which is a "high-appreciation municipality" as defined in this subparagraph is authorized to adopt a local law to increase the maximum exemption allowable in paragraphs (a), (b) and (c) of this subdivision to thirty-nine thousand dollars, twenty-six thousand dollars, and one hundred thirty thousand dollars, respectively; forty-two thousand dollars, twenty-eight thousand dollars, and one hundred forty thousand dollars, respectively; forty-five thousand dollars, thirty thousand dollars and one hundred fifty thousand dollars, respectively; forty-eight thousand dollars, thirty-two thousand dollars and one hundred sixty thousand dollars, respectively; fifty-one thousand dollars, thirty-four thousand dollars and one hundred seventy thousand dollars, respectively; fifty-four thousand dollars, thirty-six thousand dollars and one hundred eighty thousand dollars, respectively; fifty-seven thousand dollars, thirty-eight thousand dollars and one hundred ninety thousand dollars, respectively; sixty thousand dollars, forty thousand dollars and two hundred thousand dollars, respectively; sixty-three thousand dollars, forty-two thousand dollars and two hundred ten thousand dollars, respectively; sixty-six thousand dollars, forty-four thousand dollars and two hundred twenty thousand dollars, respectively; sixty-nine thousand dollars, forty-six thousand dollars and two hundred thirty thousand dollars, respectively; seventy-two thousand dollars, forty-eight thousand dollars and two hundred forty thousand dollars, respectively; seventy-five thousand dollars, fifty thousand dollars and two hundred fifty thousand dollars, respectively. For purposes of this subparagraph, a "high-appreciation municipality" means: (A) a special assessing unit that is a city, (B) a county for which the commissioner has established a sales price differential factor for purposes of the STAR exemption authorized by section four hundred twenty-five of title in three consecutive years, and (C) a city, town, village or school district which is wholly or partly located within such a county.

3. Application for exemption must be made by the owner, or all of the owners, of the property on a form prescribed by the commissioner. The owner or owners shall file the completed form in the assessor's office on or before the appropriate taxable status date. The exemption shall continue in full force and effect for all appropriate subsequent tax years and the owner or owners of the property shall not be required to refile each year. Applicants shall be required to refile on or before the appropriate taxable status date if the percentage of disability percentage increases or decreases or may refile if other changes have occurred which affect qualification for an increased or decreased amount of exemption. Any applicant convicted of making any willful false statement in the application for such exemption shall be subject to the penalties prescribed in the penal law.

3-a. Notwithstanding the provisions of this section or any other provision of law, in a city having a population of one million or more,

applications for the exemption authorized pursuant to this section shall be considered timely filed if they are filed on or before the fifteenth day of March of the appropriate year.

4. (a) Notwithstanding the foregoing provisions of this section, no later than ninety days before the taxable status date next occurring on or after the thirty-first day of December nineteen hundred eighty-four, the governing board of any county, city, town or village may adopt a local law to provide that no exemption shall be granted pursuant to this section for the purposes of taxes levied for such county, city, town or village. For the purposes of a county which is not an assessing unit, the taxable status date next occurring on or after December thirty-first, nineteen hundred eighty-four shall mean the first such taxable status date of any city or town within such county upon the assessment roll of which the county levies taxes. A local law adopted pursuant to this paragraph may be repealed by the governing board of the applicable county, city, town or village. Such repeal must occur at least ninety days prior to the taxable status date of such county, city, town or village.

(b) Notwithstanding any other provision of law to the contrary, no later than ninety days before the taxable status date next occurring on or after the thirty-first day of December, two thousand thirteen, the governing body of a school district may repeal a resolution adopted pursuant to subparagraph (i) of paragraph (d) of subdivision two of this section providing the exemption from taxation pursuant to this section for the purposes of taxes levied by such school district. Nothing contained in this paragraph shall be construed to preclude the governing body of a school district from subsequently adopting a resolution granting such exemption pursuant to this section.

5. Notwithstanding any other provision of law to the contrary, the provisions of this section shall apply to any real property held in trust solely for the benefit of a person or persons who would otherwise be eligible for a real property tax exemption, pursuant to this section, were such person or persons the owner or owners of such real property.

6. (a) For the purposes of this section, title to that portion of real property owned by a cooperative apartment corporation in which a tenant-stockholder of such corporation resides and which is represented by his share or shares of stock in such corporation as determined by its or their proportional relationship to the total outstanding stock of the corporation, including that owned by the corporation, shall be deemed to be vested in such tenant-stockholder.

(b) Provided that all other eligibility criteria of this section are met, that proportion of the assessment of such real property owned by a cooperative apartment corporation determined by the relationship of such real property vested in such tenant-stockholder to such real property owned by such cooperative apartment corporation in which such tenant-stockholder resides shall be subject to exemption from taxation pursuant to this section and any exemption so granted shall be credited by the appropriate taxing authority against the assessed valuation of such real property; the reduction in real property taxes realized thereby shall be credited by the cooperative apartment corporation against the amount of such taxes otherwise payable by or chargeable to such tenant-stockholder.

(c) Notwithstanding paragraph (b) of this subdivision, a tenant-stockholder who resides in a dwelling that is subject to the provisions of either article two, four, five or eleven of the private housing finance law shall not be eligible for an exemption pursuant to this section.

(d) Notwithstanding paragraph (b) of this subdivision, real property owned by a cooperative corporation may be exempt from taxation pursuant to this section by a municipality in which such property is located only if the governing body of such municipality, after public hearing, adopts a local law, ordinance or resolution providing therefor.

7. (a) As used in this subdivision, "Gold Star Parent" shall mean the parent of a child who died in the line of duty while serving in the United States armed forces during a period of war.

(b) A county, city, town, village or school district may adopt a local law to include a Gold Star Parent within the definition of "qualified owner", as provided in paragraph (c) of subdivision one of this section, and to include property owned by a Gold Star Parent within the definition of "qualifying residential real property" as provided in paragraph (d) of subdivision one of this section, provided that such property shall be the primary residence of the Gold Star Parent.

(c) The additional exemption provided for in paragraph (c) of subdivision two of this section shall not apply to real property owned by a Gold Star Parent.

8. Notwithstanding the provisions of paragraph (c) of subdivision one of this section and subdivision three of this section, the governing body of any municipality may, after public hearing, adopt a local law, ordinance or resolution providing that where a veteran, the spouse of the veteran or unremarried surviving spouse already receiving an exemption pursuant to this section sells the property receiving the exemption and purchases property within the same county, or in the case of a city having a population of one million or more persons, within the same city, the assessor shall transfer and prorate, for the remainder of the fiscal year, the exemption received. The prorated exemption shall be based upon the date the veteran, the spouse of the veteran or unremarried surviving spouse obtains title to the new property and shall be calculated by multiplying the tax rate or rates for each municipal corporation which levied taxes, or for which taxes were levied, on the appropriate tax roll used for the fiscal year or years during which the transfer occurred times the previously granted exempt amount times the fraction of each fiscal year or years remaining subsequent to the transfer of title. Nothing in this section shall be construed to remove the requirement that any such veteran, the spouse of the veteran or unremarried surviving spouse transferring an exemption pursuant to this subdivision shall reapply for the exemption authorized pursuant to this section on or before the following taxable status date, in the event such veteran, the spouse of the veteran or unremarried surviving spouse wishes to receive the exemption in future fiscal years.

9. The commissioner shall develop in consultation with the commissioner of the New York state department of veterans' services a listing of documents to be used to establish eligibility under this section, including but not limited to a certificate of release or discharge from active duty also known as a DD-214 form or an Honorable Service Certificate/Report of Casualty from the department of defense. Such information shall be made available to each county, city, town or village assessor's office, or congressional chartered veterans service officers who request such information. The listing of acceptable military records shall be made available on the internet websites of the department of veterans' services and the office of real property tax services.

10. A county, city, town, village or school district may adopt a local law or resolution to include those military personnel who served in the Reserve component of the United States Armed Forces that were deemed on active duty under Executive Order 11519 signed March twenty-third, nineteen hundred seventy, 35 Federal Register 5003, dated March twenty-fourth, nineteen hundred seventy and later designated by the United States Department of Defense as Operation Graphic Hand, if such member (1) was discharged or released therefrom under honorable conditions, or (2) has a qualifying condition, as defined in section one of the veterans' services law, and has received a discharge other than bad conduct or dishonorable from such service, or (3) is a discharged LGBT veteran, as defined in section one of the veterans' services law, and has received a discharge other than bad conduct or dishonorable from such service, provided that such veteran meets all other qualifications of this section.

11. In addition to any other exemption from taxation on real property which may be allowed to veterans pursuant to the provisions of this chapter, including subdivision three of section four hundred fifty-eight of this title, a county, city, town, village or school district may

adopt a local law or resolution providing that the primary residence of any seriously disabled veteran shall be fully exempt from taxation and special district charges, assessments and special ad valorem levies, provided that such veteran meets all other requirements of this section and such veteran has met at least one of the criteria set forth in paragraph (a) of this subdivision and the criterion set forth in paragraph (b) of this subdivision. To be eligible for such exemption, a veteran:

(a)(i) must have been discharged or released from active military, naval, space or air service, including army and air national guard service performed pursuant to federal orders under title 10 of the United States code, under honorable conditions; or

(ii) must have a qualifying condition, as defined in section one of the veterans' services law, and must have received a discharge other than bad conduct or dishonorable from such service; or

(iii) must be a discharged LGBT veteran, as defined in section one of the veterans' services law, and must have received a discharge other than bad conduct or dishonorable from such service; and

(b) must be considered by the United States department of veterans affairs to be permanently and totally disabled as a result of military service, as evidenced by a letter, official form, or other document sent to such veteran from such department that specifically states such veteran is considered to be permanently and totally disabled as a result of such service.

(c) In no case shall the taxable assessed value of the property of a qualifying veteran be reduced below zero. Nothing contained herein shall be construed to require or authorize the discontinuance of any exemption granted pursuant to subdivision three of section four hundred fifty-eight of this title.

(d) Each county, city, town, village or school district that adopts a local law or resolution for the exemption authorized by this subdivision shall notify the department of veterans' services within thirty days of such adoption; provided, however, that a failure to notify the department of veterans' services within thirty days shall not render such local law or resolution ineffective. The department of veterans' services shall compile and maintain a publicly available record of each such county, city, town, village or school district that has adopted such exemption.

Real Property Tax Law 458-a (11) - Exemption for Seriously Disabled Veterans

This is an amended subsection of the existing Alternative Veterans Exemption enacted with the 2027 NYS Budget. The new subsection allows a County, Town, Village or School District to adopt a local law or resolution providing that the primary residence of a seriously disabled veteran shall be fully exempt from taxation and special district charges, assessments and special ad valorem levies.

Currently there are 114 veterans in Greene County receiving the Alternative Veterans Exemption that also have a 100% disability rating. At this time, we do not know whether all of these veterans have also been, or will be, classified as permanently and totally disabled by the United States Department of Veterans Affairs. The Tax Impact Analysis has assumed that those 114 Veterans will all be eligible for this new exemption.

Summary of Tax Impact Analysis

- 114 Veterans potentially eligible.
- \$417,736 in Total Tax Revenue could be reallocated to other taxpayers.
 - County = \$63,009
 - Towns = \$62,400
 - Villages = \$10,917
 - Special Districts = \$38,082
 - School Districts = \$243,328

An Average Single-Family Residence with a full market Value of \$399,697 could pay the following in additional tax:

- County Tax = \$0.92 (High = \$1.60, Low = \$0.67)
- Town Tax = \$0.98 (High = \$2.49, Low = \$0.13)
 - Ashland & Prattsville do not have qualified veterans.
- Village Tax = \$3.29 (High = \$6.48, Low = \$1.07)
 - Hunter Village & Tannersville do not have qualified veterans.
- School Districts = \$8.11 (High = \$21.82, Low = \$0.60)
 - Coxsackie-Athens, Gilboa-Conesville & Margaretville do not offer alternative veterans' exemptions.
 - Municipal segments of School Districts will have varying impacts due to apportionments of taxable value.
- Special Districts (average impact to single family residence)
 - Ambulance = \$0.50
 - Fire = \$1.02
 - Hydrant = \$0.36
 - Library = \$0.34
 - Light = \$0.72
 - Sewer = \$1.75
 - Water = \$1.39
 - Bataviakill Watershed = \$0.01

RP458-a (11) Exemption for Permanent & Total Diasabled Veterans**Tax Revenue 2025-2026**

	<u># of</u>	<u>Additional</u>	<u>Additional</u>	<u>Additional</u>	<u>Additional</u>
	<u>Veterans</u>	<u>County Tax</u>	<u>Town Tax</u>	<u>Village Tax</u>	<u>Special District</u>
		<u>Exempted</u>	<u>Exempted</u>	<u>Exempted</u>	<u>Tax Exempted</u>
192000 Ashland	0	\$0.00	\$0.00		\$0.00
192201 Athens Village	1	\$813.44	\$204.60	\$1,871.63	\$146.02
192289 Athens	8	\$5,056.09	\$2,559.16		\$1,706.73
192400 Cairo	19	\$12,047.46	\$16,768.04		\$4,204.28
192601 Catskill Village	2	\$661.98	\$497.04	\$2,218.16	\$0.00
192689 Catskill	21	\$10,896.90	\$10,736.37		\$6,036.13
192801 Coxsackie Village	4	\$2,360.89	\$1,229.65	\$6,826.71	\$859.87
192889 Coxsackie	8	\$5,164.57	\$4,922.73		\$3,556.45
193000 Durham	6	\$952.38	\$1,786.81		\$1,195.72
193200 Greenville	14	\$8,024.65	\$9,534.16		\$9,980.52
193400 Halcott	1	\$449.10	\$544.88		\$81.89
193601 Hunter Village	0	\$0.00	\$0.00	\$0.00	\$0.00
193603 Tannersville Village	0	\$0.00	\$0.00	\$0.00	\$0.00
193689 Hunter	6	\$2,669.11	\$2,716.31		\$605.71
193800 Jewett	3	\$819.29	\$320.72		\$70.66
194000 Lexington	4	\$2,198.96	\$2,123.29		\$1,254.15
194200 New Baltimore	16	\$10,060.46	\$8,057.92		\$8,080.70
194400 Prattsville	0	\$0.00	\$0.00		\$0.00
194600 Windham	1	\$833.65	\$398.97		\$303.35
	114	\$63,008.93	\$62,400.66	\$10,916.50	\$38,082.19

	<u># of</u>	<u>Additional</u>
	<u>Veterans</u>	<u>School Tax</u>
		<u>Exempted</u>
192401 Calro-Durham S.D.	27	\$68,958.34
192601 Catskill S.D.	27	\$68,943.67
192801 Coxsackie-Athens S.D.	24	No 458-a Exemption
193201 Greenville S.D.	15	\$57,674.05
193601 Hunter-Tannersville S.D.	8	\$11,152.70
194601 Windham-Ashland-Jewett S.D.	5	\$5,511.90
433401 Gilboa-Conesville S.D.	0	No 458-a Exemption
124601 Margaretville S.D.	1	No 458-a Exemption
514001 Onteora S.D.	1	\$939.32
012402 Ravena-Coeymans S.D.	6	\$30,147.76
	114	\$243,327.75

County Tax

(Revised 06/25/2026)

School Tax

County Tax	1925		1926	
	County Tax		County Tax	
	Average	Average	Increase on	Increase
	Single	Single	Average	per \$10,000
Family AV	Family FMV	Residence	FMV	
192000 Ashland	144,740	380,895	\$0.96	\$0.03
192201 Athens Village	323,405	389,544	\$0.94	\$0.03
192289 Athens	351,894	423,968	\$1.03	\$0.03
192400 Cairo	119,257	350,755	\$0.86	\$0.03
192501 Catskill Village	79,102	304,238	\$0.71	\$0.03
192689 Catskill	100,634	387,053	\$0.90	\$0.03
192801 Coxsackie Village	103,487	287,464	\$0.67	\$0.03
192889 Coxsackie	149,273	414,547	\$0.97	\$0.03
193000 Durham	116,757	265,359	\$0.67	\$0.03
193200 Greenville	128,728	317,847	\$0.75	\$0.03
193400 Halcott	174,530	311,661	\$0.83	\$0.03
193501 Hunter Village	108,275	434,838	\$1.01	\$0.03
193603 Tannersville Village	87,108	349,832	\$0.81	\$0.03
193689 Hunter	110,646	444,360	\$1.03	\$0.03
193800 Jewett	269,489	499,053	\$1.26	\$0.03
194000 Lexington	200,973	379,194	\$0.97	\$0.03
194200 New Baltimore	128,985	348,608	\$0.85	\$0.03
194400 Prattsville	153,385	289,407	\$0.71	\$0.03
194600 Windham	333,505	637,068	\$1.60	\$0.03
Average	172,499	399,697	\$0.92	\$0.03

Town Tax

192000 Ashland	144,740	380,895	\$0.00	\$0.00
192201 Athens Village	323,405	389,644	\$0.97	\$0.03
192289 Athens	351,894	423,968	\$1.90	\$0.05
192400 Cairo	119,257	350,755	\$1.46	\$0.04
192601 Catskill Village	79,102	304,238	\$0.56	\$0.02
192689 Catskill	100,634	387,053	\$1.36	\$0.04
192801 Cossack Village	103,487	287,454	\$0.37	\$0.01
192889 Cossackie	149,273	414,647	\$0.97	\$0.02
193000 Durham	116,757	265,359	\$1.36	\$0.05
193200 Greenville	128,728	317,847	\$2.49	\$0.08
193400 Halcott	174,530	311,661	\$0.35	\$0.01
193601 Hunter Village	108,275	434,838	\$0.26	\$0.01
193603 Tannersville Village	87,108	349,832	\$0.21	\$0.01
193689 Hunter	110,648	444,380	\$0.45	\$0.01
193800 Jewett	289,489	499,053	\$0.62	\$0.01
194000 Lexington	200,973	379,194	\$1.55	\$0.04
194200 New Baltimore	128,985	348,608	\$1.60	\$0.05
194400 Prattsville	153,385	289,407	\$0.00	\$0.00
194600 Windham	133,505	637,068	\$0.13	\$0.00
Average	172,499	399,697	\$0.98	\$0.03

Village Tax

Village Tax	2019	2020	2021	2022	2023
192201 Athens Village	323,405	389,644	\$2.31	\$0.08	\$0.08
192601 Catskill Village	79,102	304,238	\$1.07	\$0.04	\$0.04
192801 Coxsackie Village	103,487	287,464	\$6.48	\$0.24	\$0.24
193601 Hunter Village	108,275	434,838	\$0.00	\$0.00	\$0.00
193603 Tannersville Village	87,108	349,832	\$0.00	\$0.00	\$0.00
Average	172,499	399,897	\$3.29	\$0.11	\$0.11

School Tax				2025-2026 School Tax	2025 School Tax
		Average Single Family AV	Average Single Family FMV	Increase on Average Residence	Increase per \$10,000 FMV
192401	Cairo-Durham S.D.				
	Athens	351,894	423,968	\$10.20	\$0.25
	Cairo	119,257	350,755	\$8.49	\$0.25
	Catskill	100,634	387,053	\$8.96	\$0.25
	Coxsackie	149,273	414,647	\$9.66	\$0.25
	Durham	116,757	265,359	\$6.62	\$0.25
	Greenville	128,728	317,847	\$7.46	\$0.25
	Average			\$7.52	\$0.25
192601	Catskill S.D.				
	Athens Village	323,405	389,644	\$13.94	\$0.37
	Athens	351,894	423,968	\$15.17	\$0.37
	Cairo	119,257	350,755	\$12.64	\$0.37
	Catskill Village	79,102	304,238	\$10.45	\$0.37
	Catskill	100,634	387,053	\$13.30	\$0.37
	Average			\$13.22	\$0.37
192801	Coxsackie-Athens S.D.	DOES NOT OFFER 45B-a Exemption			
193201	Greenville S.D.				
	Cairo	119,257	350,755	\$19.51	\$0.57
	Coxsackie	149,273	414,647	\$21.82	\$0.56
	Durham	116,757	265,359	\$14.69	\$0.55
	Greenville	128,728	317,847	\$17.09	\$0.57
	New Baltimore	128,985	348,608	\$19.43	\$0.57
	Average			\$17.07	\$0.57
193601	Hunter-Tannersville S.D.				
	Hunter Village	108,275	434,838	\$2.14	\$0.05
	Tannersville Village	87,108	349,932	\$1.72	\$0.05
	Hunter	110,646	444,360	\$2.19	\$0.05
	Jewett	269,489	499,053	\$2.69	\$0.05
	Lexington	290,973	379,194	\$2.05	\$0.05
	Average			\$2.03	\$0.05
194601	Windham-Ashland-Jewett S.D.				
	Ashland	144,740	380,895	\$0.82	\$0.02
	Durham	116,757	265,359	\$0.61	\$0.02
	Jewett	269,489	499,053	\$1.09	\$0.02
	Lexington	200,973	379,194	\$0.83	\$0.02
	Prattsville	153,385	289,407	\$0.60	\$0.02
	Windham	333,505	637,068	\$1.38	\$0.02
	Average			\$1.10	\$0.02
433401	Gilboa-Conesville S.D.	DOES NOT OFFER 45B-a Exemption			
124601	Margaretville S.D.	DOES NOT OFFER 45B-a Exemption			
514001	Ontario S.D.				
	Lexington	200,973	379,194	\$4.47	\$0.12
012402	Ravena-Coeymans S.D.				
	New Baltimore	128,985	348,608	\$5.06	\$0.15

Special District Tax

District Tax		
Ambulance	\$0.50	\$0.02
Fire	\$1.02	\$0.03
Hydrant	\$0.36	\$0.01
Library	\$0.34	\$0.01
Light	\$0.72	\$0.02
Sewer	\$1.75	
Water	\$1.39	
Bataviacott Watershed	\$0.01	

RP458-a(11) Exemption for Permanent & Total Disabled Veterans

(Revised 06/25/2026)

Tax Impact Analysis

No Current Impact

Special District Tax

	Average Single Family AV	Average Single Family FMV	2026 Special District Tax Increase on Average Residence	2026 Special District Tax Increase per \$10,000 FMV
192000 Ashland	144,740	380,895		
AD201 Ashland Ambulance			\$0.00	\$0.00
FD201 Ashland Fire			\$0.00	\$0.00
LD201 Ashland Light			\$0.00	\$0.00
RD201 Ashland	13	13	\$0.00	\$0.00
SD201 Ashland Sewer Units			\$0.00	\$0.00
WD201 Ashland Water Units			\$0.00	\$0.00
192201 Athens Village	323,405	389,644		
LB221 Library			\$0.29	\$0.01
192289 Athens	351,894	423,968		
FD221 Athens Fire Prot			\$0.71	\$0.02
FD222 Leeds Fire Prot			\$0.94	\$0.02
FD223 W Athens-Limestone Fire			\$0.27	\$0.01
LB221 Library			\$0.31	\$0.01
192400 Cairo	119,257	360,755		
FD241 Cairo Fire			\$0.94	\$0.03
FD242 Round Top Fire Prot			\$0.92	\$0.03
HD241 Cairo Hydrant			\$0.38	\$0.01
LD241 Cairo Light			\$0.00	\$0.00
LD242 Cairo Light			\$0.47	\$0.01
LD243 F Hitchcock Rd Light			\$1.01	\$0.03
LD244 Purling Light			\$1.37	\$0.04
LD245 Round Top Light			\$0.00	\$0.00
LD246 South Cairo Light			\$1.92	\$0.06
LD247 Winter Clover Light			\$0.00	\$0.00
SD241 Cairo Sewer			\$0.00	\$0.00
SD242 Cairo Sewer Units			\$0.00	\$0.00
WD241 Cairo Water			\$0.00	\$0.00
192601 Catskill Village	79,102	304,238	No Special Districts	
192689 Catskill	100,634	387,053		
FD261 Catskill Fire Prot			\$0.38	\$0.01
FD262 Kiskatom Fire			\$1.42	\$0.04
FD263 Leeds Fire Prot			\$1.03	\$0.03
FD264 Palenville Fire			\$1.28	\$0.04
HD261 Allen Street Hydrant			\$0.00	\$0.00
HD262 Jefferson Hydrant			\$0.00	\$0.00
HD263 Leeds Hydrant			\$0.00	\$0.00
LD261 Allen Street Light			\$0.29	\$0.01
LD262 Commons Light			\$0.00	\$0.00
LD263 Jefferson Light			\$0.22	\$0.01
LD264 Palenville Light			\$0.34	\$0.01
SD260 Allen Street Sewer Cap	1	39	\$0.09	\$3.62
SD261 Allen Street Sewer			\$0.00	\$0.00
SD262 Commons Sewer			\$0.00	\$0.00
SD263 Post Avenue Sewer	0	12	\$0.00	\$0.00
SD264 Leeds Jefferson cap	4	813	\$0.0021	\$1.73
SD265 Leeds Jefferson swr	4	745	\$0.0004	\$0.33
WD262 Leeds Jefferson wtr cap	5	886	\$0.00	\$0.00
WD263 Leeds Jefferson wtr	5	828	\$0.00	\$0.00
192801 Coxsackie Village	103,487	287,464		
AD281 Ambulance			\$0.34	\$0.01
LB281 Coxsackie Library			\$0.32	\$0.01
192889 Coxsackie	149,273	414,647		
AD281 Ambulance			\$0.49	\$0.01
FD281 Coxsackie Fire Prot			\$0.74	\$0.02
LB281 Coxsackie Library			\$0.48	\$0.01
193000 Durham	116,757	265,359		
AD301 Ambulance Dist			\$0.25	\$0.01
FD301 Durham Fire Prot			\$0.29	\$0.01
FD302 East Durham Fire Prot			\$0.35	\$0.01
LD301 Durham Light			\$1.86	\$0.07
LD302 East Durham Light 1			\$0.00	\$0.00
LD303 East Durham Light 2			\$0.00	\$0.00
LD304 Oak Hill Light			\$0.00	\$0.00

RP458-a (11) Exemption for Permanent & Total Disabled Veterans

[Revised 06/25/2026]

Tax Impact Analysis

No Current Impact					
193200	Greenville	128,728	317,847		
	AD321 Ambulance Dist			\$1.33	\$0.04
	FD321 Freshold Fire Prot			\$1.88	\$0.06
	FD322 Greenville Fire			\$2.87	\$0.10
	LD321 Freshold Light			\$0.00	\$0.08
	LD322 Greenville Light			\$0.52	\$0.02
	LD323 Greenville Light 2			\$0.28	\$0.01
	SD321 Sewer			\$7.78	\$0.26
	SD322 Greenville Sewer Ext			\$0.88	\$0.03
	SD323 Sewer District			\$0.00	\$0.00
	WD321 Greenville Wtr (Op&Cap)			\$1.39	\$0.05
	WD322 Greenville Wtr (Cap Only)			\$1.39	\$0.05
	WD323 Water District (Op&Cap)			\$1.39	\$0.05
193400	Halcott	174,530	311,661	\$0.19	\$0.01
	FD341 Halcott Fire Prot				No Special Districts
193601	Hunter Village	108,275	434,838		No Special Districts
193603	Tannersville Village	87,108	349,832		No Special Districts
193689	Hunter	110,645	444,360		
	FD363 Hunter Fire 2 Prot			\$0.34	\$0.01
	FD364 Hunter Fire 3 Prot			\$0.00	\$0.00
	FD366 Haines Tanersville			\$0.21	\$0.01
	LD361 Haines Falls Light			\$0.19	\$0.00
	LD362 Hunter Light 1			\$0.00	\$0.00
	LD363 Hunter Light 3			\$0.00	\$0.00
193800	Jewett	269,489	499,053	\$0.05	\$0.00
	FD381 Jewett Fire Prot				
194000	Lexington	200,973	379,194		
	AD401 Lexington Ambulance			\$0.37	\$0.01
	FD401 Lexington Fire			\$0.53	\$0.00
	LD401 Lexington Light			\$0.00	\$0.00
194200	New Baltimore	128,985	348,608		
	AD421 NB Ambulance 2			\$0.97	\$0.03
	AD422 NB Ambulance 1			\$0.17	\$0.01
	FD421 Medway Fire			\$2.06	\$0.06
	FD422 New Baltimore Fire			\$4.97	\$0.15
	LD 421 New Baltimore Light 1			\$0.84	\$0.02
	LD 422 New Baltimore Light 2			\$0.00	\$0.00
	SD423 New Baltimore Sewer 1	314.6	312.6	\$0.00	\$0.00
	SD430 New Baltimore Sewer 2	3.5	3.5	\$0.00	\$0.00
	WD421 New Baltimore Water 1			\$0.00	\$0.00
	WD422 New Baltimore Water 2			\$0.00	\$0.00
	WD424 New Baltimore Water 4			\$0.00	\$0.00
194400	Prattsville	153,385	289,407		
	AD441 Ambulance Dist			\$0.00	\$0.00
	FD441 Prattsville Fire			\$0.00	\$0.00
	HD442 Prattsville Hydrant			\$0.00	\$0.00
	LD441 Prattsville Light			\$0.00	\$0.00
	SD442 Prattsville Sewer			\$0.00	\$0.00
	WD441 Prattsville Water			\$0.00	\$0.00
194600	Windham	333,505	637,068		
	AD461 Ambulance Dist			\$0.05	\$0.00
	FD462 Windham Fire			\$0.06	\$0.00
	HD463 Windham Hydrant			\$0.00	\$0.00
	LD461 Hensenville Light			\$0.00	\$0.00
	LD462 Hightcrest Light			\$0.00	\$0.00
	LD463 Windham Light			\$0.00	\$0.00
	SW461 Sidewalk Maintenance		547	\$0.00	\$0.00
	WD463 Windham Wtr - Fixed Dollar		199	\$0.00	\$0.00
	SD462 Windham Swr - Fixed Dollar			\$0.01	\$0.00
	WS451 Bataviakill Watershed		575	\$0.00	\$0.00
	WD471 Water Debt Service				

Town of Greenville
Building Department
Monthly Report

Month of AUGUST, 2026

Building Permits: 5

Inspections: 19

Title Searches: 6

Septic Permits: 0

Sign Permits: 1

Fire Calls: 0

Violations: 2

Notes

A large, stylized handwritten signature in black ink, appearing to read "J. M. Lee", is written over a horizontal line.

Town of Greenville
Miscellaneous Cash Report
For Transaction Type: Permits
For: All Fee Types
Date Range: 08/01/2026 to 08/31/2026

Transaction Type	Fee Type	Receipt #	Date	Customer	Qty	Total
Permits	CO Search		08/21/2026	Hunter-windham, Abstract 6193 Main Street Po Box 908 Tannersville, NY 12485	1	\$50.00
Permits	CO Search		08/21/2026	Integrity,	1	\$50.00
Permits	CO Search		08/21/2026	Rourke-collier, Law 130 Main Street Ellenville, NY 12428	1	\$50.00
Permits	CO Search		08/21/2026	Smpr, 50 Chapel Street Albany, NY 12207	1	\$50.00
Permits	CO Search		08/21/2026	Smpr, 50 Chapel Street Albany, NY 12207	1	\$50.00
Permits	CO Search		08/25/2026	Kcs, 9 Mohawk Place Amsterdam, NY 12010	1	\$50.00
Permits	CO Search		08/25/2026	Kcs, 9 Mohawk Place Amsterdam, NY 12010	1	\$50.00
Permits	Building	B26-039	08/04/2026	Sigda, Jacquelyn 62 Sunny Hill Acres Greenville, NY 12083	1	\$25.00
Permits	Building	B26-040	08/04/2026	Pebler, Jesse 281 Vly Rd Freehold, NY 12413	1	\$50.00
Permits	Building	B26-041	08/11/2026	Juliano II, Louis E 519 King Hill Earlton Rd Surprise, NY 12176	1	\$50.00
Permits	Building	B26-042	08/25/2026	Barry, James 4931 S R 81 Greenville, NY 12083	1	\$50.00
Permits	Building	B26-043	08/25/2026	Lewis, Russell 1350 Red Mill Rd Greenville, N Y 12083	1	\$84.00
Permits	Sign	SN26-02A	08/25/2026	Wiley, Laura 315 C R 409 Greenville, NY 12083	1	\$25.00
					Total Quantity:	13
					Grand Total:	\$634.00

Office of the Assessor

Hope L. Nugent

Ph: 518-966-5055x3

Fax: 518-966-4108

assessor@towngreenvillegreenecony.gov

September 21, 2026

RE: September Monthly Report

Exemptions

Work has begun on getting the renewal applications for the religious/non-profit, and Ag exemptions ready to be mailed. Senior citizen exemptions will be mailed out in late October. All exemptions need to be returned by March 1st of next year.

Data Collection

Building permit and property inventory reviews are in the process of being done.

Town of Greenville
Planning Board
Town Hall, Pioneer Building
11159 State Route 32
Greenville, NY 12083

September 2, 2026

Meeting Agenda

7:00pm Pledge of allegiance

New Business:

Charles Holtz for Rundell Family – Lot Line Adjustment
14.00-1-23
2640 County Route 26

Discussion:

Old Business: **Motion to Accept the Minutes from August 5, 2026 Meeting**

Adjournment:

Planning Board report to Town Board – September 2026
September 2, 2026

With the re-scheduling of the only agenda item to next month, the September 2 meeting was cancelled.

Respectfully submitted,
Don Teator
PB Chair

Town of Greenville
Zoning Board of Appeals
Town Hall Pioneer Building
11159 State Route 32, P.O. Box 38
Greenville, NY 12083

Meeting Agenda

September 8, 2026

7:00 Pledge of allegiance

New Business: Young Sommer LLC for Michael Cousins – Interpretation Review – 12.04-2-47
198 Big Woods Road

Old Business: Motion to Accept the Minutes from June 9, 2026 Meeting

Discussion:

Adjournment:

Paul Macko

From: Don Teator <dteator@gmail.com>
Sent: Tuesday, September 15, 2026 9:15 AM
To: Jessica Lewis; William Von Atzingen; Jim Goode; Paul Macko; Paul Macko; Richard Bear
Cc: Tal Rappleyea; Joseph Daniel Sicluna; NOEL REESE; Garth Bryant; Paige Ingalls; Don Teator; Mike Dudley
Subject: new business - Sept mtg
Attachments: 9-15-26 note for tb mtg.docx

Good day, Jessica,

Please share this item for Supervisor Macko and each Town Board member.

Thank you,
Don Teator

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Good day, Supervisor Macko and Town Board members,

I am requesting that I be placed on the New Business section for the upcoming Town Board meeting.

I will be commenting on two items in my capacity as Town Historian.

First: You have approved my role at liaison between the Town Board and the Historical Marker for Locust Cemetery. Final details are coming into focus.

The ceremony to unveil the marker will take place October 17, a Saturday, at the Locust Cemetery, at 3 pm. This will commemorate the 10 men, American Revolution veterans, buried at the cemetery.

The American Legion will participate with an Honor Guard, gun salute, and flag presentation to family descendants.

A list of speakers is being developed, most likely including two SAR members, Garth Bryant, myself, Supervisor Macko, and Paige Ingalls.

I invite all Town Board members to this event.

I will share more details as they are developed. A likely one will be the need to dig a hole for the marker and firm it with cement; perhaps the Maintenance Dept could do this when the time is ready.

I thank the Town Board for allowing my go-between status in achieving this local history landmark for the Town of Greenville.

Second: I would like to present the 2027 local history calendar. It is a special edition calendar with a theme of barns instead of the usual 12 vignettes of Greenville.

Reaction is even more enthusiastic than ever and it caught the eye of the publisher of the Altamont Enterprise who interviewed me. A link to the newspaper article and the podcast from which it came can be found at this link:

<https://altamontenterprise.com/09122026/don-teator-produces-nostalgic-educational-calendar-greenville-area-barns>

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Thank you,
Don Teator

RESOLUTION TOWN OF GREENVILLE
September 21, 2026
AUTHORIZING SUBMITTING GRANT APPLICATION

WHEREAS, the Town of Greenville, Greene County, New York is applying to the Hudson River Valley Greenway for a grant under the Hudson River Valley Greenway McHenry Planning Grant Program for a project entitled Greenville Community Goals: Comprehensive Planning Phase Two to be located in the Town of Greenville, Greene County, New York,

WHEREAS, the Town of Greenville requests \$20,000 and agrees to provide funding match and/or in-kind match in the amount of \$20,000 equal to or greater than the amount requested,

NOW THEREFORE, be it RESOLVED that the governing board of the Town of Greenville hereby does approve and endorse the application for a grant under the Hudson River Valley Greenway McHenry Planning Grant Program, for a project known as Greenville Community Goals: Comprehensive Planning Phase Two and located within this community.

Resolution offered by _____, seconded by _____, and carried.

VOTING:

AYE

NAY

SUPERVISOR

COUNCILMAN

COUNCILMAN

COUNCILMAN

COUNCILMAN

DATED:

NAME OF MUNICIPAL CLERK:

SIGNATURE:

CARDIAC LIFE PRODUCTS

850 Saint Paul Street, Ste 44
Rochester, NY 14605-1065
+15852677775
www.cardiaclife.net

**Estimate**

ADDRESS
Town of Greenville
Accounts Payable
11159 Route 32
Greenville, NY 12083

SHIP TO
Jessica Lewis
Town of Greenville
Jessica Lewis
11159 Route 32
Greenville, NY 12083

ESTIMATE 137156
DATE 08/04/2026
EXPIRATION 09/04/2026
DATE

PREPARED BY
CK

SALES REPRESENTATIVE
GOV

DATE	DESCRIPTION	QTY	RATE	AMOUNT
E-9730-002	Cardiac Science G3 Pediatric Electrodes. (DISCONTINUED AED MODEL)	1	115.03	115.03
E-9131-001	Cardiac Science G3 Adult Electrodes. (DISCONTINUED AED MODEL)	1	46.52	46.52
SUBTOTAL				161.55
TAX (8%)				0.00
TOTAL				\$161.55

NYS Hire PC69040

Accepted By

Accepted Date

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Don Teator



The Work Place
Westchester Medical Center Health Network

EMPLOYEE ASSISTANCE PROGRAM AGREEMENT

This Employee Assistance Program Agreement ("**Agreement**") is made as of *January 1, 2026* (**Effective Date**) by and between **MidHudson Regional Hospital of Westchester Medical Center**, located at 1 Webster Avenue, Suite 400, Poughkeepsie, New York ("**The Work Place**") and **Town of Greenville** located at *PO Box 38, Greenville, New York* ("**Company**"), to establish an Employee Assistance Program ("**EAP**"). The Work Place and Company may be referred to individual as a "Party" and together as the "Parties."

The terms of the Agreement are as follows:

1. SCOPE AND OBJECTIVES:

- a. The Work Place is retained by the Company to establish and administer the EAP, a confidential program that acts as a resource for work organizations and their employees. The EAP will provide certain prevention, identification, intervention, assessment, motivation to treatment, referral and follow-up services for Company's employees and their immediate families.
- b. The EAP is established to provide the Company's employees and their families' assistance with problems that can interfere with the employee's ability to function on the job effectively, efficiently, and safely. These problems typically include, but are not limited to alcoholism, drug abuse, emotional, family, marital, financial and legal, etc.
- c. **The primary EAP responsibilities of The Work Place are:**
 - i. The Work Place will provide training to Company employees with supervisory responsibilities to assist them in the identification of those employees who manifest deteriorating job performance and who do not respond to the Company's normal supervisory counseling procedures. In addition, The Work Place will provide specific assistance, upon request, to Company employees with supervisory responsibility in dealing with problems relating to deteriorating job performance by individual employees.
 - ii. The Work Place will guide and assist those Company employees or an employee's family member who are referred to the EAP by Company or who voluntarily seek assistance. It is the role of the EAP to assess the problem and recommend a course of treatment/action with the goal of restoring the employees' capability to perform their job at an acceptable level of performance.
 - iii. The Work Place will provide mutually agreed upon sessions to Company employees to provide on-going orientation and training seminars for the purpose of communicating EAP policies and procedures.
 - iv. The Work Place will assist the Company in promoting and maintaining an awareness of the EAP. The Work Place will provide certain publications, posters, and EAP cards.
 - v. The Work Place will encourage the Company employees to proceed with a course of assistance by referring the individual to clinical or supportive organizations and medical professionals, if applicable.
 - vi. The Work Place will provide additional preventive workshops to Company managers, employees and other family members for a maximum of two workshops per year.
 - vii. The Work Place will provide follow-up to monitor referred employees' adherence to the agreed course of treatment by submitting verbal progress reports to Company. Such reports will be limited to reporting whether or not the employee is cooperating with EAP recommendations related to employee work performance problems.
 - viii. The Work Place maintains a 24-hour EAP hotline seven days a week available to EAP participants.

- ix. The Work Place will provide critical incident debriefing sessions for traumatic events for Company's employees at Company's location.
- x. If requested, The Work Place may provide services not covered by this Agreement. Any such additional services and fees will be mutually agreed upon in advance and in writing by the Parties.
- d. **The primary EAP responsibilities of the Company are:**
 - i. The Company agrees to publicize the EAP program to its employees.
 - ii. The Company agrees to hold orientations, supervisory training and preventive workshops at Company's site or at a central offsite location designated by The Work Place.
 - iii. The Company will assist The Work Place with the implementation of the EAP, as may be requested.

2. TERM and TERMINATION:

- a. The term of the Agreement shall be for a period of one year beginning on the Effective Date, and shall automatically renew for up to four (4) additional one (1) year terms, unless sooner terminated as provided in the Agreement.
- b. Either Party may terminate this Agreement with or without cause, without penalty or liability, upon thirty (30) days' prior written notice to the other Party.
- c. In the event of termination of this Agreement, The Work Place and the Company shall promptly review all work in progress. The Work Place shall be responsible only for any work commenced prior to the termination date. Company remains responsible for payment for services provided to Company after the date of termination, in the event such services are required to safely transition Company's employees to another provider of such EAP services. This provision will survive termination or expiration of this Agreement.

3. CONFIDENTIALITY

- a. The Work Place and the Company will adopt safeguards to ensure that EAP services are conducted in a manner designed to preserve the privacy of Company employees and their families, and to ensure that conversations and other contacts between The Work Place's employees and such individuals remain confidential.
- b. The Parties shall comply in all respects with the provisions of the Health Insurance Portability and Accountability Act of 1996 "HIPAA" and all regulations promulgated thereunder. The Parties acknowledge and agree that The Work Place provides confidential EAP services directly to Company's employees and their immediate families, and that The Work Place shall not disclose Protected Health Information ("PHI"), as defined under HIPAA, to Company, except as required by applicable law. Nothing in this Agreement shall be construed to establish Company as a "business associate" of The Work Place under HIPAA.
- c. Each Party acknowledges and agrees that, in the course of performance under this Agreement, it may have access to certain confidential information, including but not limited to, trade secrets, policies, procedures, operating manuals, utilization and quality assurance programs, software, marketing techniques, contractual arrangements, patient information, price lists, pricing policies and other business and financial information ("**Confidential Information**"). Each Party shall maintain the confidentiality of all such Confidential Information belonging to the other Party and shall not divulge such information to any third parties, unless otherwise required by applicable law, judicial or administrative process, professional standards or a court or government agency of competent jurisdiction (other than as may be required for internal quality assurance, management, or legal review purposes) or if disclosure is in connection with litigation between the Parties arising hereunder.
- d. This Section 3 will survive termination or expiration of this Agreement.

4. FEES AND PAYMENTS:

- a. For the services provided under this Agreement, Company will compensate The Work Place an amount equal to a flat fee of \$900.00 annually (the "**Service Fee**"). *If multi-year agreement, include:* The

Service Fee payable under this Agreement shall increase annually by 3.5%, effective on each anniversary of the Effective Date.

- b. The Work Place will provide Company with written invoices for the Service Fee which are due and payable within thirty (30) days of receipt by Company. In addition to all remedies allowed under law, The Work Place may suspend services or terminate this Agreement in the event payment is not made in a timely manner.

5. **INDEMNIFICATION:** The Company shall defend, indemnify and hold harmless The Work Place, The Work Place's subsidiaries, affiliates, officers, directors, employees and agents from and against any and all losses, claims, damages awards, actions and settlements damages or expense (including court costs and reasonable attorneys' fees) arising from this Agreement or based upon any acts or omissions of the Company, its directors, officers, employees or agents, including, but not limited to, all damages to real property, personal injury, or disclosure of any confidential information. This provision will survive termination or expiration of this Agreement.

6. **DISCLAIMER: COMPANY ACKNOWLEDGES AND AGREES THAT, UNDER THE EAP, THE WORK PLACE PROVIDES GENERAL SUPPORT, INFORMATION, EDUCATION, AND REFERRALS DESIGNED TO ASSIST EMPLOYEES AND THEIR FAMILIES WITH PERSONAL OR WORK-RELATED CONCERNS. SERVICES OFFERED THROUGH THE EAP DO NOT CONSTITUTE MEDICAL ADVICE OR DIAGNOSIS. COMPANY FURTHER ACKNOWLEDGES AND AGREES THAT THE EAP IS NOT A SUBSTITUTE FOR PROFESSIONAL MEDICAL CARE. THE WORK PLACE SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR ANY DECISIONS MADE BY COMPANY OR ITS EMPLOYEES BASED ON THE EAP. NOTWITHSTANDING ANYTHING IN THIS AGREEMENT TO THE CONTRARY, NOTHING IN THIS AGREEMENT OR IN THE PROVISION OF EAP SERVICES BY THE WORK PLACE SHALL BE CONSTRUED TO CREATE OR ESTABLISH A PHYSICIAN-PATIENT RELATIONSHIP BETWEEN ANY EMPLOYEE OR AGENT OF THE WORK PLACE AND ANY EMPLOYEE OR DEPENDENT OF THE COMPANY WHO ACCESSES THE EAP.**

7. **MISCELLANEOUS:**

- a. Entire Agreement/Amendment/Attachments. This Agreement and its attachments constitute the entire agreement between the Parties hereto with respect to the subject matter hereof and shall supersede all previous negotiations, comments and writings. This Agreement may be amended only by a written instrument executed by both Parties. To the extent that terms or provisions in the main body of this Agreement conflict with the terms and provisions of any attachment, exhibit, schedule or other referenced document, the terms and provisions of the main body of this Agreement will control.
- b. Non-Waiver. The waiver by either Party of any one or more defaults or contract violations on the part of the other shall not be construed to operate as a waiver of any other or future defaults or contract violations.
- c. Force Majeure. No Party shall be deemed to be in violation of this Agreement if it is prevented from performing any of its obligations for reasons beyond its control, including but not limited to, acts of God or of the public enemy, war, terrorism, flood, storm, natural disasters, severe power outages, strikes or law or actions of any federal, state or local government, epidemic, pandemic, or other public health outbreak or emergency; or any other similar circumstances.
- d. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties, their successors and permitted assigns.
- e. Assignment. The rights, obligations and privileges of this Agreement may not be assigned, delegated or transferred by one Party without the written consent of the other Party; provided that either Party may assign this Agreement without the prior written consent of the other Party to a subsidiary or affiliate that is wholly owned by or under common control of the assignor.
- f. No Third-Party Beneficiary. This Agreement is intended only to benefit the named Parties, and there is no intent to create any rights, interests or benefits for any other third party.

- g. Independent Contractor. Company and The Work Place are independent contractors, and neither Party, nor any agent, employee or representative of such Party, shall be deemed to be an employee of the other Party. This Agreement shall not be construed to create any partnership, joint venture, lease or equity relationship, expressly or by implication, between the Parties. Each Party shall have sole responsibility for the reporting and payment of these taxes for its own respective employees.
- h. Notices. Any notice, demand or communication required, permitted or desired to be given hereunder shall be deemed given when personally delivered or sent via a nationally recognized overnight delivery service, to the addresses set forth herein, or to such other address as the Parties may designate in writing. Copies of notices to The Work Place shall be simultaneously sent to The Work Place's Office of Legal Affairs, attn.: General Counsel, at WMCLegalNotices@WMCHHealth.org.
- i. Debarment. Neither Party, nor any of its employees performing services under this Agreement have been debarred, suspended, declared ineligible or excluded from Medicare/Medicaid or any other federal or state healthcare program. Both Parties agree to promptly notify the other Party of any limitation or governmental action initiated against it that would materially affect this Agreement.
- j. Non-Discrimination. In performing their respective obligations hereunder, neither Party, nor any person working on such Party's behalf, shall discriminate, harass or intimidate any individual on account of race, creed, color, sex, age, disability, national origin, marital status, sexual orientation, gender identity or expression, genetic predisposition or carrier status.
- k. Governing Law. This Agreement shall be construed in accordance with the laws of the State of New York, regardless of conflict of laws provisions. Only the federal or state courts located in Westchester County, New York shall have jurisdiction to hear any dispute under this Agreement. In the event any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of this Agreement, which shall remain in full force and effect and enforceable in accordance with its terms. This provision will survive termination or expiration of this Agreement.
- l. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument. The Parties agree to accept and be bound by facsimile or PDF transmitted copies of this Agreement and its counterparts including facsimile or PDF signatures of the Parties.

IN WITNESS WHEREFORE, the Parties have executed this Agreement in as of the Effective Date.

**MidHudson Regional Hospital of
Westchester Medical Center**

Town of Greenville

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Account#	Account Description	Fee Description	Qty	Local Share
	Conservation	Conservation	13	129.74
	PLAN & ZONE	Miscellaneous	1	75.00
		Sub-Total:		\$204.74
A 1255	MARRIAGE LIC.	MARRIAGE LICENSE FEE	3	52.50
		Sub-Total:		\$52.50
A 2130	MISC. FEES	Recycling	14	5,695.00
		Sub-Total:		\$5,695.00
A 2545	PERMIT FEES	Sign	1	25.00
		Sub-Total:		\$25.00
A 2555	CO Search	CO Search	7	350.00
	PERMIT FEES	Building	5	259.00
		Sub-Total:		\$609.00
A1603	Registrar Fees	Certified Copies	19	190.00
		Sub-Total:		\$190.00
A2544	Dog Licensing	Female, Spayed	14	126.00
		Female, Unspayed	1	17.00
		Male, Neutered	12	108.00
	Seniors, 65 and older	Seniors, 65 and older	15	-45.00
		Sub-Total:		\$206.00
A7550.4	Celebrations	Vendor Application	9	450.00
		Sub-Total:		\$450.00
Total Local Shares Remitted:				\$7,432.24
Amount paid to:	NYS Ag. & Markets for spay/neuter program			29.00
Amount paid to:	NYS Environmental Conservation			1,589.26
Amount paid to:	State Health Dept. for Marriage Licenses			67.50
Total State, County & Local Revenues:		\$9,118.00	Total Non-Local Revenues:	\$1,685.76

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

Greenville Local History Group Newsletter

August 2026, Issue 348

Lillian Joy—the person, family, scrapbooks

A pleasant enough evening, although slightly warm, as August so often can be, awaited these attendees: Joyce Chase, Anita Orsino, Terry & Garth Bryant, Stewart Wagner, Margaret Donohue, Bonnie Chase Gifford, Roger Gifford, Johanna & Robert Titus, Peter O'Hara & John Garofalo, David Tschinkel,

John Snider, Mary Lou Nahas, Jon Haker, Lew Knott, James Haker, Ed Volmar, Elaine & Toby Nevins, Vaila Joy, Edward Stephen Joy, Wayne Joy, Stephanie Ingalls, Christine Mickelsen, Robin & Gary Binley, Don Teator, and a few more who evaded capture by pen or memory. It was heart-warming to see so many of Lillian Joy's descendants.

Lillian Mackey Joy: The Woman, Her Family, Her Scrapbooks

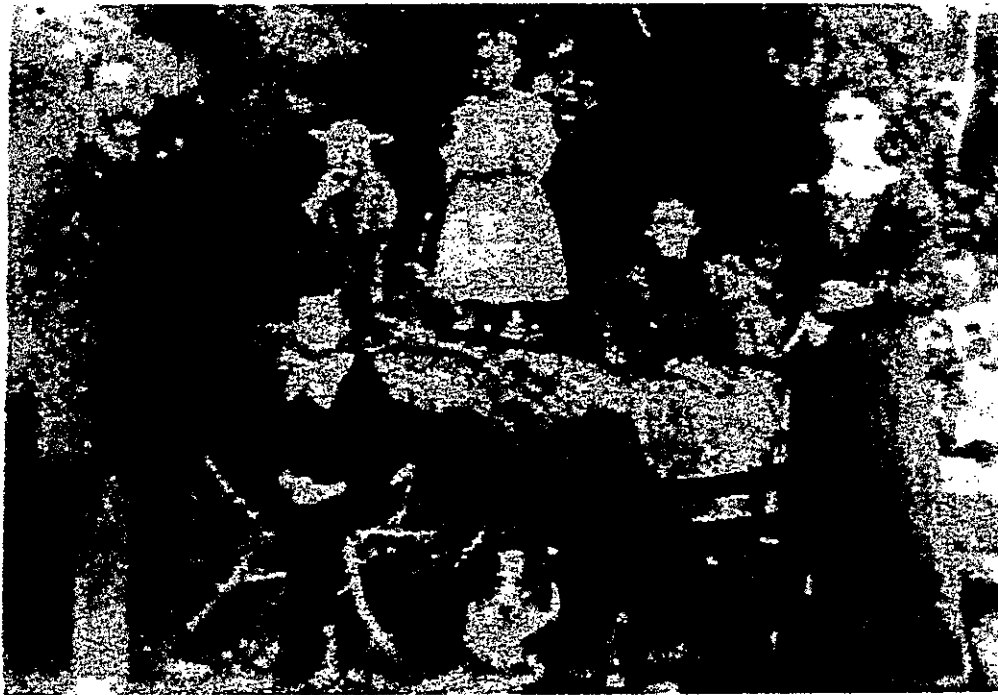
The following quote is not attributed to any one person but one variant by Ernest Hemingway went: "Every man has two deaths - when he is buried in the ground and then when the last time someone says your name."

The gut feeling behind the quote was enough reason for Joyce Chase to team up with Don Teator with the best look in 38 years at the Lillian Joy Scrapbooks.

These albums had been placed in the historian's collection during Edna Adams' tenure as Town Historian. Edna (the town historian before Don, 1980-1988) had known about the collection (apparently about 30 books) and had suggested to Mrs. Joy that the books that were of Greenville interest should be preserved. Eventually, sixteen of the scrapbooks, roughly 12"x15"x2" in size, were given to the files.

These scrapbooks were created for private purposes by Mrs. Joy and thus the material included showed the general Greenville area, headlines in the news, feature articles of her interest, and news from the Cattaraugus area in which one of her children lived. The newspaper clippings came mostly from the Greenville Local but a half dozen other papers were used semi-regularly.

Clippings were pasted on every single square inch of page and thus felt something like a mosaic at times. Entries started in the late 1940's with much of the information in the late 1950's and throughout the 1960's. Often featured are the pieces of the individual hamlet correspondents, reports of accidents and crimes, pictures of local people, etc.



Mackey Family, 1895: Corning, Linda,
Lillian (on top of wagon), Niles, Libbie

The sixteen albums are stored in three archival boxes. Album numbers, with date ranges of material, is as follows:

Box One: with albums numbered:

3 – 1940s & 1950s

4, 5, 7, 8 – mid-late 1950s

Box Two: with albums numbered:

9, 10, 13, 14 – early-mid 1960s

19 – 1969-1970

Box Three: with albums numbered:

11-12 – 1957-1962

17, 20 – mid-1960s, piece of 1950s

21 – 1963-1970

28 – 1940-1950s

The curious mind, of course, immediately wonders what happened to the other half of the albums. If there is an answer, it seems to not be known.

More on the albums' contents after Joyce's contribution. She gathered her information and contributed, and read, the following feature of her Grandmother Lillian Joy's life, with the trail of family, to be enjoyed.

The Life and Times of Lillian Joy

June 4, 1885 - June 17, 1982

By her granddaughter, Joyce A Joy Chase

My goal today is to enlighten you of the life of Lillian Joy who resided both in the Town of Rensselaerville and the Town of Greenville. Most of my facts are from a book that her daughter, Dorothy Joy Haker put together after her Mom's passing. This proves Don's statement about the 2 deaths. I am so thankful for all the information she provided.

Lillian, my Grandmother, was born in a house on Sayre Road in the hamlet of Medusa and the Town of Rensselaerville on June 4, 1885. She was one of three children born to Corning Erastus Mackey and Libbie A. Niles Mackey; Lillian, the oldest child, and then Niles Luther born September 10, 1887 and Linda born June 11, 1892. They attended school at the Sayre schoolhouse and the schoolhouse in Medusa. Her attendance was spotty as there were medical issues at home that sometimes required her absence.

At the age of 25 she married Stephen Walter Joy whose family originally came from Manchester, England and settled in Kingston then journeyed north to the Town of Rensselaerville on Kenyon Rd. They lived but a few miles from one another. A marriage was planned and on October 19, 1910, in a cream colored cashmere and lace wedding dress with a 22 inch waist was made by her cousin, Emma Mackey Rawlings. A ceremony was performed by Rev. W. L. Comstock of Cornwallville at Lillian's home on Sayre Rd. in Medusa. The reception was also held at the home and about 60 people attended. They didn't leave for the honeymoon alone, as her sister and friend accompanied them as far as Coxsackie with a horse and decorated carriage toting the sign "We're Hitched".

From Coxsackie they went on to Albany, Schenectady, Goshen, Oriskany, Syracuse and back home arriving on the first Monday in November the 7th, 1910. They had to be home in time to vote! I roughly figured it to be 350 miles one way. When they returned to the home of the groom, Stephen, the snow banks were higher than the horse's backs.

About Stephen: He was the only child of Walter Stephen Joy, who was born 1855, and Sarah Teter Joy born September 8, 1861. They were married Nov 13, 1881 at age 20. Sarah was born in 1861 on Cheese Hill in Preston Hollow to Lisha Teter. She had spells and came to live with Stephen and Lillian after the death of her husband, Walter.

Stephen was born June 19, 1889 (a year after Lillian) and died at the age of 59 of Pernicious Anemia. (Pernicious anemia is a specific type of vitamin B12 deficiency. It happens when your immune system mistakenly attacks the cells in your stomach lining or a special protein called intrinsic factor. Without intrinsic factor, your small intestine cannot absorb vitamin B12 from the food you eat, leading to low red blood cell production and potential nerve damage). Several treatments were tried but none worked.

Stephen's dad, Walter, well over 6 feet tall and weighed nearly 300 pounds, built the House on

Lillian Mackey Joy—1965



the Hill in 1900, during which time Walter fell off the roof and became crippled for the rest of his life. He died Feb 28, 1901 when Stephen was not quite 12 years old. Stephen became the man of the house with a lot of responsibilities.

After the death of Walter, Lillian, Stephen, and the children moved off the Hill March 17, 1919. It would always be celebrated each St. Patrick's Day. The reason for the move was Dad Stephen wanted his children to have more educational opportunities, less wind and snow, more tillable soil, more neighbors, and be closer to the village.

The new home was called Meadow Dale Farm. It was pretty self-sufficient. Food was grown for livestock and cooking. They had ducks, chickens, turkeys, sheep, pigs, and cows - about 6-8 - for milk and cream that was used to make butter and home churned ice cream served once or twice a week. Extra eggs were taken to the Elsbree General Store in Preston Hollow to sell or trade. The wood lot provided heat to keep 2 wood stoves and the kitchen stove burning. Also, for repairs and new buildings, like the ice house that was built on a foundation of a house that burned

down. Using sawdust, the ice kept until the next winter. Any extra logs were sold.

The farm entertained boarders who would come and stay usually a week at a time. There were gliders, hammocks, and of course farm work. Many like to take part in the operation and often a hayride. There was hay in the summer, apple, pear and grape picking in the fall. Once the garden got going, there were weeds to pull and product to gather.

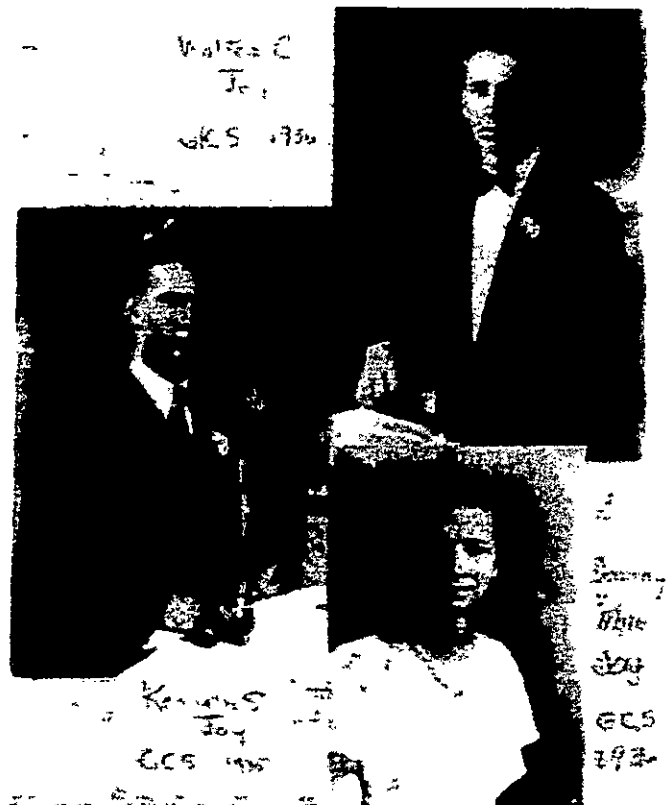
There was a doodlebug with big tires used in place of a tractor. That came much later. Lillian's children had their designated jobs. Dorothy, of course, was stuck inside with the kitchen duty and the dining room. At one point her Mom told her to "be more alive." The children were expected to give up their rooms to the boarders and settle in the attic. Lillian and Stephen did not give up their rooms!!

By 1922 a 2-line ad could be found in the classified section of the NYC newspaper. It took a good eye to see it, but they did and they came quite steady. Business was spread by word of mouth and despite wind, rain, drought, disease of animals, and illnesses Meadow Dale Farm flourished.

Many local boarding houses didn't have enough rooms for their boarders and would contact Lillian if she might have rooms available. All water for cooking and drinking had to be hand pumped in a pail and carefully carried to the house. In the cellar was a cistern that was used for washing clothes, bathing and the like. Workers were hired for the season and paid on Labor Day. Dorothy writes she never was hired; she just came with the territory.

Her brother Walter, my Dad, loved farming and after his marriage to Beulah Rugg, he bought a farm of his own. Kenneth, the youngest child, preferred sports and later joined the Air Force. His planes recovered the wounded in the war zone and took them to hospitals. He continued using his flight license in his jobs with GLF and then Agway to fly to

Lillian's three children—graduation photos



meetings. Occasionally Gram Joy, Ed and I got to fly back home with him in 4 seater planes.

Dorothy did bookkeeping for a fuel company and volunteered at Albany Medical Center in the children's ward. In the 1930s, electricity came to the farm with inside bathrooms, water that was pumped to the barn and no more carrying the pails of water to the house.

When Stephen died in 1948, Lillian still took in some boarders but realized at 68 years, it was time to sell the farm to the Vedder family on October 5, 1953 and retire. She chose a small piece of land in Norton Hill (once again she lived on the hill) just as you enter the village from Greenville between Mrs. Clapper and the Bauer's. It had 2 stories, a full basement, 3 bedroom, 2 bathroom kitchen and adjoining dining room.

She walked to the Norton Hill Methodist church where she helped with activities such



Above: Lillian Joy's descendants present at the August meeting: Roger Gifford (great grandson in law), Jon Haker (grandson), James Haker (grandson), Edward Joy (grandson), Wayne Joy (great grandson), Vaila White Joy (great granddaughter in law), Ashley Gifford (great great granddaughter), Joyce Joy Chase (granddaughter), Bonnie Chase Gifford (great granddaughter)
Below: Joyce Chase with her grandmother's wedding gown (and more)

as ripping and rolling white sheets for bandages for the Cancer Society. She didn't know at the time that several of her family members would have cancer in their lifetime. Powell's store is where the majority of her groceries came from and it also held the post office. When the post office moved, she got a mailbox at the end of her driveway, right on the top of the hill. How she didn't get hit, I don't know. Lillian took in a few boarders, even at her new house. At some point in her life she wanted a middle name and gave herself the name of Lillian Rose.

(Ken writes to Mom: Maybe this we don't talk about it much but we all know that whatever measure of success we have enjoyed is directly responsible to the way you and Dad brought us up and taught us to live. None of us will ever forget that or shouldn't look at moving from the Meadow Dale farm as a sad thing but a great triumph that you and Dad were able to raise a family and buy a farm and save enough money so you can build a small home and be completely independent as long as you live. Not many people today can say that, Love Ken).



Thanksgiving was always Lillian's favorite holiday. From the time they were married in 1910 the family gathered around the long tables to celebrate with thankful hearts for what God had provided. She had excellent health until her early 90's. A baby aspirin in later years was all the medicine she needed. She mowed her own lawn with an electric lawn mower, pruned her own bushes with manual cutters, picked blackberries, and raised chickens in a henhouse. This all happened on her small piece of property.

Later, the hen house was used to store things and thaw the Thanksgiving turkey which my sister, Elaine, said was her job to carry it to the house in helping Gramma. She said every Thanksgiving Eve they went to church. I remember my Mom and I taking it upon ourselves to make the pumpkin pie that Gram always made and she forgot. We couldn't find her recipe, so we used the one on the pumpkin can which called for evaporated milk. Gram Joy, walking by, inquired at what we were making and in no uncertain terms told us she NEVER used that in her pies.

For us cousins, it was our favorite time to be together. Gram had a player piano in the basement and Cousin Joy had really long legs and she could pump the piano to make it work and several rolls of songs later, we stopped. On the piano was a stuffed snowy owl that my brother Ed said had been killing their chickens on the farm. A snowy owl is usually only found in the Arctic Tundra. The basement also held her wringer washer and clothesline. Several families in this area benefited from her washing and ironing their clothes.

Gram Joy loved to play canasta and hardly a grandchild of that era would be taught how. She wrote for the Greenville papers in what people called the gossip columns. Working with genealogy as I do, those columns are often filled with information that is useful today. Thanks Gram!

You would always find Gram with a nice housedress on, overlaid with an apron which

had to have a pocket for her hankie; usually stockings; and tie shoes. I never saw her with sneakers. Because she was tall and thin, finding clothes for her was hard, so in Gram's later years, her daughter, Dorothy made her some pant suits to keep her warm.

On occasion my husband and I and the kids would be invited to supper and she made the best fried chicken. I truly think it was cooked in the bacon fat that sat in the cast iron frying pan on the back of the stove with a cover on it. One particular meal we were instructed to go in the setting room and enjoy ourselves with the game cabinet and she would call us when the table was ready. The call came and we were sure it was the fried chicken. Instead, when the cover was removed from the platter, there laid a whole smoked cows tongue uncut. We ate it is all I can say. Her daily coffee was Sanka.

She had her own home remedies and two were lye soap for all wounds and poison ivy and peppermint oil for sore gums. She was found with a gangrene toe that she was trying to heal with lye soap. It didn't work. She walked at a slow pace, ate at a slow pace and lived a slow paced life. Maybe that's the secret to living to 97.

She rode to various activities with Harriet Spaulding because Gram didn't drive. One occasion my Mom called her and asked about her day and she had been to a funeral. Oh, who died? She replied, "I didn't know the family but I saw people there I knew. These events were her social time as well. When asked about her meals on wheels meal, it was always meat, she didn't know what kind.

As you find in many an old timer's kitchen, there was the ball of string and one of rubber bands she had wound and always wishbones hanging from the swing away can opener. She ate with a razor sharp knife spreader and a needle sharp fork (both maybe as wedding presents) sitting at the TV tray table lined with a dish towel and a cloth napkin in front of the TV watching her "soaps." On the hutch was the glass dish with pink Canadian Mints and a glass cover. She always knew when we got one.

Things in Gramma's house never changed. She didn't rearrange furniture or change where the old toys were kept and always molasses cookies in the cookie jar. When they got low, she made more. To go back to those days we took for granted.

Her entertainment and love was making the scrapbooks. She used only LePages brown glue and cut the edges very clean. Our only complaint is she didn't always include the year of the article. She had a treadle sewing machine upstairs that she sewed quilts for family and friends and mended clothes. She

helped her community in any way she could. How thankful I am that God gave me a role model of faith..she believed the word of God to be true and lived her life accordingly.

Her final days were being cared for by others with love and care just as she would have done. Lillian Joy died June 17, 1982 and was laid to rest in Brookside Cemetery in Preston Hollow, NY with her husband, Stephen.

—Back to dt notes
Joyce, thank you for your portrait of your grandmother and her family.

This led next to Don's Power-Point presentation.

Joyce had shared about 25 photos for Don's slide show, illustrating her grandmother's life and family. A couple of them are shown in the newsletter.

- The second half of the slide show were scans of scrapbook pages that attracted Don's attention. In order of presentation:
- Greenville Dairy changes owners
- obituary of Mrs Rose Baumann
- a full page of neighborhood columns and obituaries - typical
- a neighborhood column - a combination of Greenville Center and Far Hills Nursing Home
- a page of four pictures of mixed interest - one of them are car crash killing a person
- a article of the Stevens family party - a success with the International Harvester business, and an obituary of Warren Scutt
- a page full of almost 50 pieces of engagements and births and local news with a two column section about Cornwallville

- a page showing an in-water/stream baptism in West Virginia
- a page of an obituary for Mrs Stanley Ingalls, an obituary for Henry Karkheck, and the golden anniversary of Mr and Mrs M.D. Chesbro
- a page featuring a D&H passenger train crash that killed two
- a page that featured the fire at Happy Days, leading to the title: Flames Cause Unhappy Night at Happy Days, alongside an article about a grinder that killed a Cocksackie Man
- a page about World War II: the Guadalcanal Army and killing many Japanese, Roosevelt dying suddenly at Warm Springs
- an article featuring Mrs Pat McCabe and David Elsbree getting married
- a page with a profile about David Gumport - three columns
- a map and an article about the Thruway Construction, progress, and the situation of the Catskill exit
- a page containing the Norton Hill Methodist Church rededication service in 1957

- a page showing the dedicating of St John's Hall
- an article about the contract award for the village well in 1956
- a photo of the Greene County Farm buildings in Cairo along side an obituary of Mr Johannes Johannesen
- a page with a photo and caption of a superstore destined to become Bryant's
- a wedding announcement of Mrs Carol Johannesen and Mr Fred Lamb
- a photo of Piano Bridge, soon to be replaced 1960 (the bridge over the Catskill Creek on north side of Cairo, CR 41)
- a photo of Mr and Mrs Harry Lawyer on their 50th anniversary
- 1959 - Carelas to build a new drive-in movie theater, also an engagement notice for Beverly Blenis
- a three column article about violin making the hobby of Salvatore Esposito in Greenville
- a picture of the new houses in the Valley View Park showing a split level today on New Ridge Road (Greenville's Levittown!)
- Harry Adriance in Greenville working out his horse Panza on a spring morning, and the Bergen Players helping the Haskins Museum fund
- the Greenville School charter is recovered and is celebrated at the library

Carelas to Build New Drive-In Movie Theatre

GREENVILLE, N.C. (AP) — A new drive-in movie theatre is to be built on the edge of town, near the intersection of U.S. 421 and U.S. 158, according to plans filed with the town council.

The new theatre, to be built on a 10-acre site, will have a seating capacity of 1,000 and will feature a drive-in screen and a building for the projection booth and other facilities.

The theatre will be built by Carelas, a local contractor, and will be named after the owner, Mr. Carelas.



9-3-1968

Glass Coach To Take Meg To Wedding

GREENVILLE, N.C. (AP) — A glass coach will be used to transport Meg to her wedding, according to plans filed with the town council.

The coach, to be built by a local contractor, will be named after the owner, Mr. Meg.



Vandalism Under Probe

GREENVILLE, N.C. (AP) — A probe is being conducted into the vandalism of a local building, according to plans filed with the town council.

The probe, to be conducted by a local contractor, will be named after the owner, Mr. Vandalism.

- Durham Central celebrating a anniversary (about 1959), and dogs killing 30 sheep on the Vanderbilt Farm
- a program at the Vanderbilt Hall, put on by the Academy seniors
- a photo and caption about James Stevens and his hobby of day lilies
- Greenville farmer Olsen killed in a tractor mishap, the Baptist Bible Camp opened in Freehold in 1961

I know a different reviewer would have easily listed as many features, with few repeats.

September 14 Program

The September program will feature the 2027 Greenville Local History Group Calendar. I understand that snippets of rumors have trickled out that it is not the usual calendar. And it is not. Instead, this one, for the first time in my tenure as Town Historian, will feature a theme – Barns. I think it will be a memorable calendar and hope you will enjoy it. Instead of a revealing of the calendar, I am calling it a presentation of the calendar.

Instead of the usual 12 monthly photos of the Greenville area, 2027 contains 27 photos.

Instead the array of different topics, BARNs is the only topic.

Instead of all photos coming from Greenville, 2027 has half the monthly photos from outside the town boundary.

Instead of the 50-75 hours to complete the calendar, 2027 is probably in the 250-300 hour range (could be more). And Ted Hilscher's hours increase the total.

Instead of 28 pages (counting each side as a page), 2027 has 36 pages.

Instead of the nearly 2,000 words of calendar text, 2027 contains nearly 5,000 words.

Instead of a mostly solo project, I had a major contribution of time and knowledge from Town of New Baltimore Historian Ted Hilscher and other help from my brother Ron Teator and from Greene County Historian Jonathan Palmer.

== It is a benchmark calendar, in my humble opinion!

One of the hundreds of pages in the Joy Scrapbooks, this one featuring Carelas Drive-In, and a local engagement

Notes:

Thank you, Stephanie & Christine, for another wonderful variety of light refreshments. All ways appreciated!

Terrible Luck: the short version: After their program of their 2025 cross-country tour earlier this year, the Tschinkels embarked again on another trip this past month. On Day 1, in Quebec City, while viewing a movie in a theater, everything they brought with them – truck, camper, contents – was stolen by a crime ring. I am at a loss of words to say much more.

Garth and Terry are busy at the Locust Cemetery. Between cleaning stones and strengthening monument bases, the cemetery soul is breathing a sigh of appreciative relief. Garth says there might be a program next year. I am saving a spot.

Sarah Teter was mentioned in Joyce's program. As it turns out, Sarah fits, as you might have guessed, into the Teator/Teter family tree, making Joyce's family relatives of the Teator family. Sorry, Joyce! ha

(Greenville) Vanderbilt Park Bee Removal

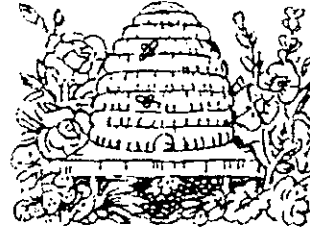
Contact:

Paul Macko

(518) 573-4703

Town Pk Dr,

Greenville, NY 12083



**CATSKILL MOUNTAIN
Beekeepers Club**

09/12/2026

Site Visit follow up and Removal

During the initial site visit a large honey bee infestation was discovered living in the hollowed out center of a decaying tree along the edge of the park, very close to the location the food trucks will be set up for the upcoming Greenville day. I used a thermal imaging camera to get an estimate of the size of the honey bee infestation. It was difficult to assess due to the tree being in direct sunlight for the majority of the day.

Unfortunately the location of the bee hive being difficult to access and evaluate also makes it difficult to accurately estimate for the removal scope without removing portions of the decaying tree. The initial estimate was largely underestimated. Once enough of the exterior of the tree was removed and the full scope of the bee hive was revealed, it was nearly twice the size initially estimated. Roughly 9 feet tall and 2 ft in diameter, with two hollowed out tree limbs providing additional space full of honey comb, and bees, the limbs were also being used as an entrance. Taking into consideration the size and difficulty of the bee removal I believe \$5,600.00 to be a fair price for the removal, and relocation of the Bee infestation.

After the bees were removed, the interior surface of the tree was treated with a non-toxic repellent to prevent the foraging bees or any other bees in the area from re-establishing a new hive.

Due to the current deteriorating condition of the tree and extent of the tree that had to be removed to access the bees I recommend that the remaining portion of the tree be removed to prevent accidental damage to neighboring properties if left to fall naturally.

Thank you,

P.J. Urban

(518) 929-4837

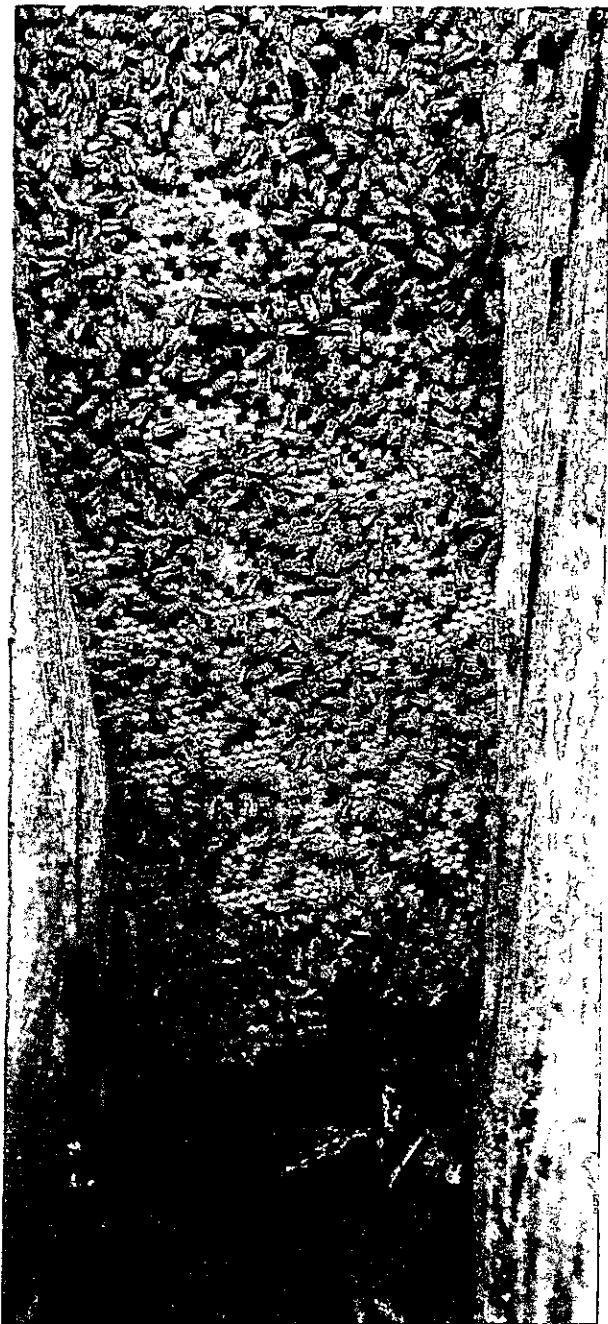
For quick and easy payments, you can find me @nabrup3 on Venmo, PayPal and Zelle.



View of tree before removal



Lower portion of bee infestation



Close up of Brood (new bees) to be hatched.



View of fully removed bee infestation