

Town of Greenville
SCHEDULED TOWN BOARD MEETING AGENDA
October 19th, 2026
This meeting will be held in person at Pioneer Hall.

5:30 pm – 6:30 pm Budget Workshop II
6:30 pm Public Hearing: 2027 Tax Cap Override
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) Reappoint Stephanie Ingalls Library Board Trustee (1/1/27-12/31/31)
- b) Old Timer Christmas Party – 12/6/2026 11:30am, GCS Auditorium & Cafeteria
- c) Set Public Hearing to Adopt 2027 Town Budget, 11/05/2026 7:00pm
- d) Set Public Hearing to Increase Sewer & Water Rates, 11/16/2026 6:30pm
- e) Misc.

OPEN MEETING

Supervisors Report

Bill paying/audit of bills

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

**TOWN OF GREENVILLE
LOCAL LAW NO. 3 FOR THE YEAR 2026
A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED
IN GENERAL MUNICIPAL LAW §3-c**

Be it enacted by the Town Board of the Town of Greenville as follows:

Section 1. **Legislative Intent:** It is the intent of this local law to override the limit on the amount of real property taxes that may be levied by the Town of Greenville pursuant to General Municipal law §3-c, and to allow the Town of Greenville to adopt a budget for the fiscal year beginning January 1, 2027 and ending December 31, 2027 that requires a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law §3-c.

Section 2. **Authority:** This local law is adopted pursuant to subdivision 5 of General Municipal law §3-c, which expressly authorizes the Town board to override the tax levy limit by the adoption of a local law approved by vote of at least sixty percent (60%) of the Town Board.

Section 3. **Tax Levy Limit Override:** The Town Board of the Town of Greenville, County of Greene is hereby authorized to adopt a budget for the fiscal year 2027 that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

Section 4. **Severability:** If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. **Effective date:** This local law shall take effect immediately upon filing with the Secretary of State.

Town of Greenville
Building Department
Monthly Report

Month of SEPTEMBER, 2026

Building Permits: 9

Inspections: 22

Title Searches: 5

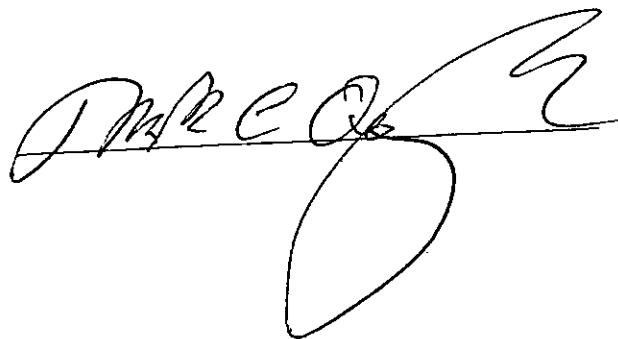
Septic Permits: 1

Sign Permits: _____

Fire Calls: _____

Violations: 1

Notes

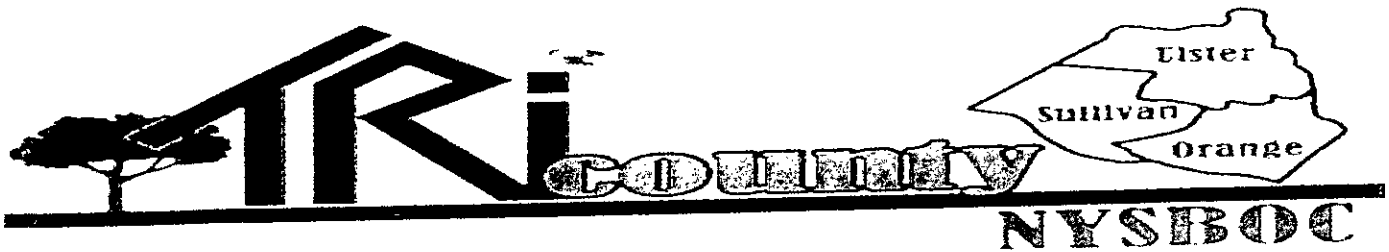
A large, stylized handwritten signature in black ink, appearing to read 'J. McCall', is written over a horizontal line.

10/04/2026
20:53:53
Jessica Lewis

Town of Greenville
Miscellaneous Cash Report
For Transaction Type: Permits
For: All Fee Types
Date Range: 09/01/2026 to 09/30/2026

Page: 1

Transaction Type	Fee Type	Receipt #	Date	Customer	Qty	Total
Permits	CO Search		09/01/2026	Myers, William R 12 Washburn Terrace Saugerties, NY 12477	1	\$50.00
Permits	CO Search		09/09/2026	Kcs, 9 Mohawk Place Amsterdam, NY 12010	1	\$50.00
Permits	CO Search		09/15/2026	Kcs, 9 Mohawk Place Amsterdam, NY 12010	1	\$50.00
Permits	CO Search		09/16/2026	Margic, Danielle	1	\$50.00
Permits	CO Search		09/24/2026	Skyline, Lien Search	1	\$50.00
Permits	Building	B26-044	09/15/2026	Zamierowski, John 825 Carter Bridge Rd Greenville, NY 12083	1	\$175.00
Permits	Building	B26-045/46	09/15/2026	Chetterjee, Ayan 824 Sunny Hill Rd Freehold, NY 12431	2	\$100.00
Permits	Building	B26-047	09/15/2026	Helmers, Julie Christine 95 Wall St New York, NY 10005	1	\$50.00
Permits	Building	B26-048	09/15/2026	Delvecchio, Faith 186 Meadow Brook Ln Greenville, NY 12083	1	\$50.00
Permits	Building	B26-049	09/17/2026	Silk, James 1118 Sunnyside Road Freehold, NY 12431	1	\$100.00
Permits	Building	B26-050	09/24/2026	Johneas, Jeff 28 Hunt Pl Bethpage, NY 11714	1	\$717.38
Permits	Building	B26-051	09/17/2026	Kowalski, William 10C Griffin Circle Albany, NY 12203	1	\$191.00
Permits	Building	B26-052	09/17/2026	Mathisen, Nicole 3117 S R 81 Surprise, NY 12176	1	\$130.00
Permits	Building	B26-053	09/24/2026	McNerney, John 248 North Rd	1	\$632.00
Permits	Sewer	SP26-04	09/17/2026	Silk, James 1118 Sunnyside Road Freehold, NY 12431	1	\$50.00
					Total Quantity:	16
					Grand Total:	\$2,445.38



2026 Last Chance for Hours Conference
November 17 – 20, 2026

Tuesday - November 17, 2026
Total 8 Hours

Registration to begin at 7:15 AM

08:00 PM - 9:00 AM	T02-07-XXXX	Topic ? = 1 Hour
Instructor: Martin Farrell, MiTek, Inc.		
Class: How to Read Truss Doc		

09:00 AM – 10:00 AM	T02-07-XXXX	Topic? = 1 Hour
Instructor: Martin Farrell, MiTek, Inc.		
Class: Inspecting Wood Trusses		

10:00 AM – 12:00 AM	T02-07-XXXX	Topic? = 2 Hours
Instructor: Demos Kazamias, Simpson Stronge Ties		
Topic: Continuous Load Path		

LUNCH – 12:00 PM to 1:00 PM

1:00 PM – 2:00 PM	T02-07-XXXX	Topic ? = 1 Hour
Instructor: William Gould, MiTek, Inc.		
Class: Essentials of Code Reports and Product Listings		

2:00 PM – 3:00 PM	T02-07-XXXX	Topic? = 1 Hour
Instructor: William Gould, MiTek, Inc.		
Class: Residential Wood Deck Construction		

3:00 PM to 4:00 PM	T02-07-3432	Topic? = 1 Hour
Instructor: Demos Kazamias		
Class: Deck Inspection for New and Existing Construction		

4:00 PM – 5:00 PM	T02-07-XXX	Topic ? = 1 Hour
Instructor: Demos Kazamias, Simpson Stronge Ties		
Class: Boring and Notching		

\$ 450.00



Wednesday - November 18, 2026

Total 8 Hours

Registration to begin at 7:15 AM

08:00 AM to 10:00 AM T02-07- 3457 Topic 1 = 1 Hour, Topic 2 = 1 Hour
 Instructor: Peter Lattanzio, C&L Inspection/Consulting Services
 Class: Cooking Hoods – Maintenance and the Code

10:00 AM – 11:00 PM T02-07-XXXX Topic ? = 1 Hour
 Instructor: Sean Willcoxon,
 Class: Cooking Hoods – Cleaning

11:00 PM to 12:00 PM T02-07-3431 Topic ? = 1 Hour
 Instructor: Chris Whitby, Soteria Safety Consulting
 Class: Maintaining the means of Egress for the CEO

LUNCH - 12:00 PM to 1:00 PM

1:00 – 2:00 PM T02-07-3439 Topic 1 = 1 Hours
 Instructor: Wayne Davison, North Country Spray Foam
 Class: Spray Foam Validation

2:00 – 4:00 T02-07-3414 Topic 1 = 1 Hour, Topic 2 = 1 Hour
 Instructor: Chris Whitby, Soteria Safety Consulting
 Construction and Demolition Safety for CEO

4:00 PM to 5:00 PM T02-07-XXXX Topic ? = 1 Hour
 Instructor: William Sherman, Assistant Director for Inspection & Manufactured Housing
 Class: Update to Manufactured Homes Slabs

Thursday - November 19, 2026

Total 7 Hours

Registration to begin at 7:30 AM

8:00 AM to 11:00 AM T02-07-XXXX Topic 3 = 3 Hours
 Instructor: Joe Hill, NYS DOS
 Class: Energy Code

11:00 AM to 12:00 PM T02-07-XXXX Topic ? = 2 Hours
 Instructor: Chief Joseph Rogers, FDNY
 Class: Lithium-ION Battery Class

LUNCH – 12:00 PM to 12:45 PM



12:45 PM to 2:00 PM– Tri-County 20th Anniversary Meeting and Special Lunch

1:00 PM – 2:00 PM	T02-07-XXXX	Continuation
Instructor: Chief Joseph Rogers, FDNY		
Class: Lithium-ION Battery Class		

2:00 PM – 3:00PM	T02-07-XXXX	Topic ? = 1 Hour
Instructor: John Addario Director NYS Dept. State		
Class: Director's update		

3:00 PM – 4:00 PM	T02-07-XXXX	Topic ? = 1 Hour
Instructor: Ron Stark, NYS DOS Training Division		
Class: Open Q & A Forum for the Official Code		

Friday - November 20, 2026

Total 4 Hours

Registration to begin at 7:00 AM with full breakfast – BRING YOUR SUPERVISOR OR MAYOR TO BREAKFAST AND CLASS

8:00 AM to 10:00 AM	T02-07-XXXX	Topic 1 = 2 Hours
Instructor: Marty Mosely, ICC Region 6/Past President, NYSBOC		
Class: Legal		

10:00 AM to 12:00 PM	T02-07-2877	Topic 1 = 2 Hours
Instructor: David State,		
Class: Legal Aspects of Code Enforcement		

Total for Topic 1 = ?? Hours
 Total for Topic 2 = ?? Hours
 Total for Topic 3 = 3 Hours
 Total for PDE = ? Hour

For a Grand Total of ?? hrs. of Credits

BEWARE – Classes are subject to change without notice!!!!
 Thanks to Your Training Committee's Hard Work and Dedication

Office of the Assessor

Hope L. Nugent

Ph: 518-966-5055x3

Fax: 518-966-4108

assessor@townofgreenvilleny.com

October 19, 2026

RE: October Monthly Report

Exemption Mailings

Applications for the veterans with Permanent and Total Disability exemptions have been mailed to the 14 veterans that could potential receive this benefit.

Senior or Aged exemption, as well as Disability renewal applications will be mailed out by early November.

Renewal applications for the Agricultural, Non-profit/wholly exempt properties will be mailed out by late November.

Planning Board report to Town Board – October 2026
October 7, 2026

The Planning Board met with four members and PB Clerk Nugent present, and Town Attorney Rappleyea was available if needed. Also present were application representatives (owners and/or designees); and community members.

First agenda item: An altered lot line application was reviewed. This involved the Rundell property on Rt 26 on the town border. The new property boundary would move the structures with the larger parcel in New Baltimore. Town Attorney Rappleyea reassured the board that approval would not set a precedent. Upon further inspection, PB wanted to confirm distance of well and septic from the new boundary line. The application was referred back to the surveyor to add that information to the map before returning to PB.

Second agenda item: A resident from Country Estates sought PB help in a negotiation with the Country Estates Board about combining lots and then building a desired structure. Taking the advice of Town Attorney, PB emphasized it had no jurisdiction. PB kindly listened for ten minutes to the details of the situation before the attendee left to pursue other means elsewhere.

Although not on the agenda, the topic of the Big Woods Campsite glamping units was raised and discussed for clarification. A motion was made to allow the PB Chair to discuss an issue with the Town Attorney. No other action taken.

The minutes of August 2026 were approved, followed by adjournment.

Respectfully submitted,
Don Teator
PB Chair

Paul Macko

From: Don Teator <dteator@gmail.com>
Sent: Thursday, October 15, 2026 12:08 PM
To: Jay Goodm; Debra Danner COLDWELL BANKER; Bud Bear; Tal Rappleyea; Ken Elsbree; Don Teator; William Bardel; Susan Roth; Tucker Lewis; Mark Overbaugh; Hope Nugent; William Von Atzingen; Jim Goode; Jessica Lewis; Paul Macko; Paul Macko; Richard Bear
Subject: PB October report to TB, also attached
Attachments: TBreport 2026-10.docx

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Respectfully submitted,
Don Teator
PB Chair

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

October 7, 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

Peter Roberts – Parcel Combination
12.11-4-3 & 12.11-4-4
265 & 267 Skyview Dr.

Benjamin Bar for Camp Tal – Update on Special Use Conditions
12.00-1-37
150 Ingalside Road

Discussion:

Old Business:

Motion to Accept the Minutes from August 5, 2026 Meeting

Adjournment:

Hope Nugent

From: peter roberts <petesroberts@yahoo.com>
Sent: Friday, October 2, 2026 11:09 AM
To: Town Assessor
Cc: peter roberts
Subject: planning board

Hope, I tried to summarize the last several months in a concise manner. If I need to forward the amendment section from

the offering plan to Tal please let me know.

Pete

Dear planning board members,
Thank you for your time, this is a brief overview of the timeline of my efforts thus far.

I've been a homeowner in Country Estates for 31 years. Last December the last park side lot came up for sale. Before making an offer I spoke with the seller's attorney about changing the land use structure designation. The footprint was for a duplex; I indicated I would like to build a small single-family house. After his counsel, I made an offer and bought the lot. The parcel had been vacant since the start of our development. I shared my idea for a small home with the HOA board at a monthly roundtable meeting in early January. I thought this would be a good use for the parcel and reinvesting in my community a good gesture. I wanted to work with the board and hoped they would reciprocate.

In February:

The seller's attorney, also our HOA attorney until 2014, forwarded documents I would need to begin the land use change.

The homeowners vote on a proposal to amend the land use. This has been done 3 times over the years. His client, the builder I bought the land from, was the last one to put forth such a proposal. I was advised to craft the amendment to my parcel description. And to distribute the proposal packet door to door. Each packet contained a cover letter and a ballot page. I also included an additional cover letter by way of introduction. The ballot is a proxy vote as some homeowners want to vote but cannot attend the meeting called for discussing the proposal and in person voting. A proxy holder will cast these votes.

I gave the proxy cover letter and ballot page to the board president. She said she would scan them and email the other board members.

I asked for their input, suggestions, changes, etc. After the board replied the only change requested was to simplify the vote instruction paragraph. I whittled it down and after review she confirmed that the board OK'd the final draft. I asked if they would give me a date for a meeting for the vote and was told they would discuss it. We had an annual meeting coming up in May and traditionally a vote meeting has been added on after the annual meeting concludes. I asked for this accommodation. It is considerate to the homeowners first and

foremost. After asking for a firm meeting date twice again I was asked by the president to communicate with the board by email only.

In March:

I emailed the board about the ballot distribution and my compliance with the time required for voter notification in advance of a meeting

for the vote. In the hope the board would add the time after the annual meeting. I delivered over 100 ballots, met with the homeowners and

received support at the majority of the homes. I mailed the rest of the ballots to the homeowners I couldn't meet with. This was completed

by April 23. I began the ballot collection thereafter. Some were delivered personally, and by mail, to my home. The board sent an email to

the members that claimed the board did not approve this proposal and advised the members to refrain from voting if they so choose. The

subtext of the email implied I was misleading the homeowners. This email was sent on April 25, 2 days after the completion of the ballot

delivery. I was not notified about the email in advance.

In the second week of May the board declined to schedule the meeting after the annual scheduled for May 26. I paused the collection.

Less than half the ballots had been collected. I told the members I would have to wait until a meeting date was established. The board

sent an email to the homeowners that I withdrew the amendment; at my request. I made no such request.

In late August I met with the board again. They agreed to schedule a meeting date if I would confer with the former HOA attorney about

my proposal. At this time they said that their reason for blocking the vote was because they didn't like the way the ballot was written and it

did not have enough information in the actual amendment. I emailed the attorney and pointed out that my amendment was similar in content

to the previous land use change amendments and I would like to go forward with no changes. The board sent a long list of additions required

for the ballot in order for a meeting to be scheduled. I reiterated my wish to keep the ballot as is. Any changes could have been discussed and

implemented back in February. As of this date, Oct. 2, there has been no direct discussion with the board and I communicate through the Sentry

Mgmt. rep for the HOA. I am still waiting on the meeting date.

The declaration of land use amendment section defines the board's role in the process. They are to call a meeting and certify the vote if the

amendment passes. There have been 19 votes on amendments over the last 2 decades. Three were for land use changes. The proposals to

amend were submitted by attorneys for the builders of record at that time. There is no oversight authority given to the board for the language

in the amendment. I was using the previous amendment proposal as a guide and made a good faith effort to comply with the amendment

section of our declaration of land use.

I am the first current homeowner to propose an amendment. My idea for a small home, one story, single car garage with a layout similar to my

townhome offers a change to the current designs. I want to incorporate new materials and building technique in the home construction. And

enhance the site and the surroundings with features that reflect the adjacent woodlands. The view will be open to the neighbors as much as is possible.

I am here to seek your advice on how to move the project forward. The home designation change is the first step. Approval by the architecture committee is the next step. Finally, the HOA board has the final say on the approval. I have already been informed by one board member that an attempt to build a home will be blocked. I hope we can come up with a practical solution.

Thanks for your consideration.

Respectfully Pete Roberts



Greenville Library

Box 8
Greenville, NY 12083
(518) 966-8205

Director
Barbara Flach

September 17, 2026

Mr. Paul Macko
Supervisor, Town of Greenville
Greenville, NY 12083

Dear Mr. Macko,

The Greenville Public Library Board of Trustees has requested that Stephanie Ingalls' name be submitted to the Town Board for consideration for reappointment to the Library Board of Trustees for a term to run from January 1, 2027 to December 31, 2031.

Sincerely Yours,

Barbara Flach
Library Director



OLD TIMERS *Party*



SPONSORED BY
TOWN OF GREENVILLE

 **DECEMBER 6TH @ 11:30** 

COME ENJOY



FREE CHICKEN
AND BISCUIT
LUNCH



ENTERTAINMENT



LIVE
MUSIC



PRESENTATIONS
BY GREENVILLE
STUDENTS

Kindly RSVP to help us prepare for lunch.

Didn't RSVP? No problem! Walk-ins are welcome.

We hope to see you there!



RSVP: greenvilleoldtimers@gmail.com

Sarina Augustine | Event Coordinator

518-966-5055 x 2



UHY Inc.
4071 Route 9
Stop 1
Hudson, NY 12534
(518) 828-4616
uhy-us.com

October 7, 2026

Dear client,

I wanted to reach out to you personally to share the news that our Hudson-area team will be moving to a new address. Beginning **October 26**, you'll find our combined team at UHY's office at **1 Hudson City Centre, Hudson, NY**.

I look forward to welcoming you to our new location and continuing to serve you from there.

This move marks another step in bringing RBT and UHY together following our combination this past summer. As you know, with our now-expanded footprint across upstate New York, we have even more expertise and resources to share with you. Working side by side will make it much easier for our teams to collaborate in support of your goals.

Of course, the relationships we've built with our clients remain central to our work, and you'll continue to receive the personal attention and responsive service you've come to expect from us.

The team and I look forward to seeing you at our new office. Please stop in and say hello if you're nearby—we'd love to show you around.

Thank you for being part of this next chapter with us.

Warm regards,

Michael A. Torchia, Jr., CPA
Managing Director

Edward J. Gower, II, CPA
Managing Director

Victor V. Churchill, CPA
Partner Emeritus



September 28, 2026

Mr. John Bensen, Supervisor
Town of Greenville
PO Box 38
Greenville, New York 12083

Re: 2027 Priority Project Grant Readiness
Town of Greenville, New York

Dear Supervisor Bensen:

The next major grant deadlines may not arrive until July 2027, but the work needed for a **strong, fundable application should begin now**. We recommend using late 2026 and early 2027 to identify priority projects, confirm funding programs, and complete documentation demonstrating need, readiness, financial viability, and local commitment.

Laberge Group starts with the community's priorities and shapes each project to align with targeted funding-agency goals. Our engineering, planning, and grant-development team defines an implementable scope, documents the need, prepares a realistic budget and schedule, and assists with identifying a practical plan of finance.

Advance work may include:

- Preliminary engineering reports feasibility studies, and needs assessments
- Income surveys, community-need documentation, and SEQRA review
- Budgets, cost estimates, schedules, financing plans, and match commitments
- Bond resolutions, public engagement records, maps, surveys, and approvals

Completing this work before the application window opens gives the municipality time to resolve gaps, coordinate approvals, document committed funds, and build a consistent application in which the narrative, budget, schedule, and financing plan support one another. It also creates opportunities to combine grants, loans, local funds, and partner resources into a cohesive "funding quilt."

New York communities have trusted Laberge Group to plan, fund, and advance critical infrastructure and community development projects, contributing to more than \$640 million in project funding secured. **The time to build your municipality's next successful application is now.**

We would welcome a brief, no-obligation meeting to review the Town of Greenville's priority projects and establish a grant-readiness work plan. Please call Ben Syden, AICP, Vice President, at (518) 458-7112 or email clientservices@labergegroup.com to schedule a conversation.

Very truly yours,
LABERGE GROUP

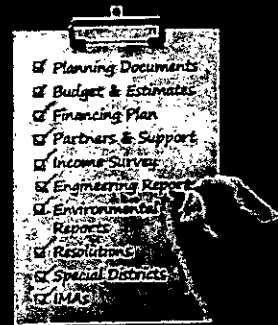
By:

Richard F. Laberge, P.E.
Executive Vice President

TAP THE EXPERTISE OF INDUSTRY LEADERS IN MUNICIPAL PROJECT GRANTS

CRAFT AND MOLD FUNDABLE PROJECTS

- Comprehensive Plan
- Demonstrate Adequate Funding and Realistic Budget
- Financing Plan
- Leverage Other Resources
 - Partners & Support
 - Income Survey
- Income Survey
- Engineering Reports
- Environmental Reviews (SEQR)
- Documentation of Problems DEC/DOH Violations or Concerns
- Bond Resolutions
- District Formation
- Demonstrate Administrative Capacity
- Show Public Participation and Community Interest
- Secure commitment of other funds



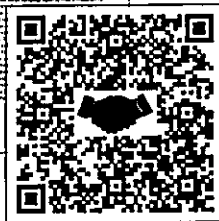
Turning a Handout into a Handshake Creating Partnerships for Funding Success

As many of you know, the success of a project is often determined by the quality of the partnerships that are formed. This is especially true when it comes to securing funding for a project. In this article, we will explore the importance of creating partnerships for funding success and provide you with some practical tips on how to do so.

The first step in creating a partnership is to identify the key players in your project. This includes not only the organizations and individuals who are directly involved in the project, but also the organizations and individuals who have the potential to provide funding or other resources. Once you have identified the key players, the next step is to reach out to them and let them know about your project and your needs.

When reaching out to potential partners, it is important to be clear and concise in your communication. You should explain the goals and objectives of your project, the challenges you are facing, and the resources you need to succeed. You should also be open to listening to the concerns and suggestions of your potential partners, as this can help you to build a stronger partnership and increase the likelihood of securing funding for your project.

Finally, it is important to maintain regular communication with your potential partners throughout the project. This can help you to stay on top of any changes or updates, and it can also help you to build a stronger relationship with your potential partners, which can be beneficial for future projects.



DOWNLOAD AN ARTICLE & PRESENTATION
PACKED WITH ACTIONABLE FUNDING ADVICE!

SMALL COMMUNITIES / BIG PROBLEMS II



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ENGINEERING
ARCHITECTURE

Group
SOLUTIONS
PARTNERS

ARTHEON

BUILT ON LEGACY. DRIVEN BY PURPOSE.