

Regular Meeting of the Village Board of Trustees
November 10, 2025 – 7:00pm – DRAFT
Public Hearing on Proposed Amendments to Zoning Code

The regular meeting of the Board of Trustees of the Village of Greenwich was held November 10, 2025, in the Board Room at 6 Academy St. Present were Mayor Hurley, Trustees: Vandewater, Grimmke, Robinson and Moore, as well as Attorney Kelly, CCGY President Crawford, Chief Danko and DPW Superintendent / Fire Chief Smith. Mayor Hurley opened the meeting at 7:00 pm.

Public Hearing – Mayor Hurley requested a motion to open the Public Hearing on proposed Repeal and Replace Zoning Code Amendments. Trustee Vandewater made the motion, Trustee Moore seconded it, and all voted in favor. Norabelle Greenberger from LaBella provided background, explaining that the project has been underway for almost two years. It followed the Town and Village updating their Comprehensive Plan, which was supported by BOA predevelopment funding. The Town is also revising its zoning code using the same funding source, which covers 90% of costs. This update is a full replacement of the Village's outdated zoning code, which was originally a boilerplate state code from decades ago. The old code fails to reflect current or future building uses in the town and village. At its core, the project is a complete reorganization of the code—hence the repeal and replace—and the new structure matches that of the Town's zoning code. The revision also officially establishes the recently approved Intermunicipal Agreement for Zoning and Planning Boards. In addition, new zoning districts are being introduced: agricultural, residential, and a waterfront mixed-use area. The waterfront mixed-use district will take the place of the industrial zone that currently includes the Dunbarton Mill site. This change allows for mixed uses in areas previously zoned only for industry. The new code also covers topics such as cannabis and solar energy, which were not included before, along with revisions to sign regulations. Finally, there are enhancements to Main Street's overlay district, established about two years ago. While this district primarily focuses on building placement, the updated code provides further recommendations on building materials, awnings, and window placement—encouraging new construction to better fit the historic character of the area, without imposing overly strict requirements. Attorney Kelly advised keeping the Public Hearing open until the December meeting, with the updated Zoning Code posted on the website.

Vouchers:

General Fund Voucher numbers 205 – 241 totaling \$67,697.23

Water Fund Voucher numbers 39 – 46 totaling \$4,500.07

Sewer Fund Voucher numbers 32 - 37 totaling \$6,308.42

Water Improvement numbers 12 totaling \$15,290.00

Motion to pay the above bills so moved by Trustee Robinson, seconded by Trustee Vandewater and carried by all.

Approval of the draft Meeting Minutes from October 20, made on a motion by Trustee Vandewater, seconded by Trustee Robinson and carried by all.

Department Reports:

Fire: Chief Smith delivered the October report: 26 alarms: EMS calls – 19. Rescue extrication 0, fire 3, hazards 0, service calls 2, Motor vehicle accidents 2, and 0 alarm activations. Mutual aid given – 7 to Cossayuna, Easton, Middle Falls, and Argyle. Mutual Aid received: 0. Total incidents for the month: 33. Fire and Emergency response hours – 73.5, training hours 138.5 and activity – 419.5 for a total of 631.5 hours. Speaker 4: 07:47 We held our annual fire prevention up to the GCS on October 10 for grades pre-

K through the 6th GFD, Middle Falls, Cossayuna and Easton Greenwich Rescue squad members participated. Members assisted with the Halloween parade up Main street and then had a Trunk or Treat event at Elks Lodge afterwards. Members handed out cider donuts and apple cider donated by Reggie's Veggies at the Fire House Halloween night. Federal grant update; as previously reported, we were awarded the Federal grant of \$26,000 for purchase of a new gear washer and hose dryer. Status is in limbo during the shutdown.

Police: Chief Danko delivered the October report - There were 7 cases reported to the DCJS in September totaling 144 reported for the year. Arrests totaled 3 with 32 arrests for the year. There were 118 calls logged by County Dispatch for the month 921 for the year. One motor vehicle accident handled, along with vehicle and traffic suspensions, mental health incidents and harassment. Speaker 10: 09:21 We had 26 tickets for 176 for the year. We did a trunk or treat at the Greenwich YMCA. Assisted with the Halloween parade. We had extra officers out for Halloween night. It was cold but busy. The Department of Public Works (DPW) and Fire Department provided valuable support during the recent Halloween parade. Their efforts helped ensure the event ran smoothly and was a success for all participants.

DPW: Superintendent Smith delivered the October report – Average gallons pumped per day is 149,000 Total gallons pumped for the month was 4,614,000. Daily average wastewater treated 31,539. Total gallons treated 977,694. The 40+ year old motor that runs the clarifier shut down and a new one has been ordered. The crew did the annual hydrant flushing earlier this month. The new fountain has been installed at Dorr Park as well as the three new welcome entrance signs on Main Street, Salem Street and Cambridge Road. I spoke with Roy from B&L regarding the remainder of water project work to be done. Roy stated that the wells and the water plant work paperwork is almost complete and hopefully be put out the bid soon for spring 2026 work down to the water plant, installing the new wells. After the new wells and water plant work are finished, we'll conduct hydrant flow tests. J&K will most likely be back in the spring to fully restore the landscaping.

Youth: President Crawford presented the October report beginning with an expression of gratitude to all who assisted with the Halloween Parade. The event saw significant growth in participation, with over 300 children taking part this year compared to 175 last year. The Youth Center was open for 16 days during October, averaging approximately 15 children per day. Registration numbers continue to rise, with six additional children registered this month. Staffing changes were also noted: Director Shane has resigned, with his last day being Wednesday of last week. Kaylin Santiago began her role as the new director last Friday, and today she met the children for the first time. Kaylin has recently relocated from Kentucky, where she was a middle school teacher. In addition, the department is actively recruiting for a program director or manager to help address the increased number of children attending daily. Regarding food provision, GYC has traditionally received food from the local food pantry, but this arrangement ended two weeks ago due to a lack of surplus. To address this challenge, the annual PO letter will be sent out soon in hopes that incoming donations will help offset the loss of food pantry support.

Mayor: Mayor Hurley delivered the October report: New York Forward - The LPC has submitted its final slate of projects totaling just over \$6 million. These projects will now be incorporated into a Strategic Investment Plan, which will be advanced to the State of New York for review. The State will determine which projects receive funding from our \$4.5 million NY Forward award, so not every project will move forward at this time. If any selected projects become unviable, the next project on the list will take its place. We expect to hear this spring which projects have been awarded funding.

Water Project - The water project is now mostly complete. J&K will return in the spring to complete a punch list and reseed grass in the areas disturbed by construction. **Pro Housing Community** - The Village of Greenwich has once again been designated as a Pro-Housing Community by New York State—marking our second consecutive year receiving this recognition. This designation reaffirms our ongoing commitment to encouraging responsible housing growth and revitalization. Maintaining this status keeps Greenwich competitive for state funding and grant opportunities, supporting continued investment in our upstate community. **Housing Development** - Last week, we met with a developer, in partnership with Witt Construction, who is interested in presenting their vision for a 55+ residential development at 79 Eddy Street. The concept includes a mix of rental apartments, townhomes, and single-family homes. This was an informal meeting with the developer, members of the Planning and Zoning Boards, and our Code Enforcement/Zoning Officer to gather feedback, review the MDR zoning, and help the developer better understand the process moving forward.

Arbor Day Proclamation 2025 signed by Mayor.

Old Business:

Furnace quotes for DPW garage – Braymer gave us a quote for an updated oil furnace for \$9700. This was the only quote procured despite multiple attempts with different companies. Motion made to authorize this purchase by Trustee Grimmke, seconded by Trustee Vandewater and carried by all.

Resolution No26 of 2025 to adopt Vehicle and Traffic Regulation No14 Winter Parking made on a motion by Trustee Vandewater, seconded by Trustee Moore and carried by all.

Personnel Policy Final Revisions which clarifies volunteer emergency responders policy as discussed in prior meetings. Trustee Grimmke moved to adopt these revisions, seconded by Trustee Robinson and carried by all.

NYPA 2-year Maintenance Agreement for Village owned streetlights. The annual routine maintenance cost for 2 years is \$9,744. Motion to accept this agreement made by Trustee Grimmke, seconded by Trustee Vandewater and carried by all.

Motion to approve 2025-2026 Snow and Ice Contract with Washington County so moved by Trustee Grimmke, seconded by Trustee Vandewater and carried by all.

New Business:

SAM Grant – The Village was awarded \$125,000 in 2017 for an elevator for the Community Center. The funds are still available and may be used for something else, more information will be forthcoming if and when we decide to move ahead with this.

Intermunicipal Agreement with Town Planning and Zoning - Attorney Kelly brought to the Board's attention a discrepancy in the current Intermunicipal Agreement (IMA) regarding the appointment process for Town Planning and Zoning positions. The IMA currently states that appointments are made by the Village Board. However, in actual practice, appointments are made by the Mayor, with the approval of the Board. To address this inconsistency, Attorney Kelly recommended that the agreement be amended to accurately reflect the established procedure: the Mayor makes appointments with Board approval. A motion to amend the IMA accordingly was made by Trustee Grimmke, seconded by Trustee Robinson, and unanimously carried by all present members.

7:30pm – Motion to close Regular Meeting and move into Executive Session to discuss Personnel Issues and potential litigation made by Trustee Grimmke, carried by Trustee Vandewater and carried by all.
8:05pm motion to close Executive Session made by Trustee Grimmke, seconded by Trustee Moore and carried by all.

Respectfully submitted. Jane Dowling – Village Clerk