

TOWN OF GREENFIELD

PLANNING BOARD

May 31, 2011

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by T. Yasenchak at 7:00 p.m. On roll call, the following members are present: Tonya Yasenchak, Nathan Duffney, Lorna Dupouy, Michael Gyarmathy, John Streit, Stan Weeks and John Bokus, Alternate. Thomas Siragusa is absent. Charlie Baker, Town Engineer, is present.

MINUTES – April 26, 2011

MOTION: B. Duffney

SECOND: M. Gyarmathy

RESOLVED, that the Planning Board waives the reading of and approves the minutes of April 26, 2011.

VOTE: Ayes: Bokus, Duffney, Dupouy, Gyarmathy, Streit, Yasenchak

Noes: None

Absent: Siragusa

Abstain: Weeks

MINUTES – May 10, 2011

MOTION: L. Dupouy

SECOND: J. Streit

RESOLVED, that the Planning Board waives the reading of and approves the minutes of May 10, 2011.

VOTE: Ayes: Bokus, Duffney, Dupouy, Gyarmathy, Streit, Yasenchak

Noes: None

Absent: Siragusa

Abstain: Weeks

PAUL DAVIS – Special Use Permit

Locust Grove Road

Paul Davis is present. T. Yasenchak recuses herself and L. Dupouy acts as Chair. P. Davis explains that there is currently a 1972 mobile home on the property and he would like to replace it with a new 16 x 70 home. He would like to place the new mobile home with the same footprint to the north and the west, and then it will extend further to the east and south. He will not be using the existing addition for the new home. L. Dupouy states that this is a pre-existing, non-conforming lot and that the applicant is also before the ZBA for a front and rear variance. The existing septic system will require verification that it is large enough and working correctly. The Board consensus is that they have no issues, the property is well kept and this will be an improvement. A public hearing is set for June 14, 2011 at 7:00 p.m.

May 31, 2011

GLEN MITCHELL – Special Use Permit
Porter Corners Road

Glen Mitchell is present. T. Yasenchak asks the applicant to have the Authorization of Agent completed as he is not the current owner. G. Mitchell explains that he has someone working on an official site plan. The property is 17+ acres and he would like to build a recreational facility with 4 softball fields. DEC was out there a couple weeks ago. T. Yasenchak states that the applicant should check with the Code Enforcement Officer for a complete list of what is required in addition to a survey indicating the wetlands. L. Dupouy states that she thinks this is great and she hopes it works out. G. Mitchell states that he believes it will be good for the community. He currently has 35 co-ed softball teams. J. Streit states that he went by the property and you cannot see this area from the road. He asks if the applicant intends to cut trees in the front. G. Mitchell states that it is his intention to leave the trees, the fields would be starting towards the middle of the property and go towards the rear. There are areas where he would have to level it off. He explains that the railroad tracks border the rear of the property, it is wet to the right and there is one neighbor about 200 to 300' from the driveway. He would like to keep all the trees bordering the property. B. Duffney states that this is a good start, but there are quite a few things that will need to be done and he mentions that if the applicant intends to clear an acre he will need to get a permit. C. Baker reiterates that a SWPPP will be required for clearing an acre or more. He asks the applicant if he intends to have lights for the fields. G. Mitchell states that he does not intend to have lights at this time. He might consider lights in the future and would come back to the Board. C. Baker states that there could be issues with lights as the Board has seen in the past. G. Mitchell states that if that were an issue, he would scrap the idea. T. Yasenchak states that there is parking, engineering and storm water information that the Board will need to see.

COREY & KIMBERLY BARSS – Special Use Permit
Allen Road, Rear

No one is present for this application.

ANTHONY VACCARIELLI – Minor Subdivision
Triple J Way, Route 9N

Anthony Vaccarielli is present. T. Yasenchak states that the applicant has not come before the Board in some time. A. Vaccarielli states that his attorney was working with the Town Attorney on language and he is here to wrap things up. T. Yasenchak states that the Board has a letter from the Town Clerk stating that engineering fees are due and that no approval will be given until such time as those fees are paid. A. Vaccarielli states that he received that letter today, as he has a post office box, and that it will be taken care of. T. Yasenchak states that a road bond is required and that there have been some concerns about the current state of the roadway. C. Baker states that the amount of the road bond had been determined and that the applicant needs to proceed with that before approval. He states that if the Town Attorney has given approvals for the easements and language, he would like a copy. A. Vaccarielli states that the attorneys took care of that and the Town should have copies. C. Baker states that the easement language and road bond need to be in place before the final approval is given. T. Yasenchak explains to the neighbors present that this was not a public hearing, the Town is aware of their concerns regarding the road and that until the applicant pays his engineering fees and posts the road bond, the applicant will not be given final approval.

May 31, 2011

LORNA DUPOUY – Planned Unit Development
South Greenfield Road

Lorna Dupouy states that she just received information from her engineer regarding the traffic study. She reviews the findings in the e-mail that the western most driveway entrance is short on sight distance. She asks how the Board feels about the possibility of using convex mirrors or some type of technology to signal a warning light. T. Yasenchak states that she does not know that the Board can make that decision. C. Baker states that the problem is that there are specific rules/laws that have to be followed according to AASHTO. He states that the question of whether or not mitigation can be done and be cost effective to the applicant is not a question that the Planning Board can answer. T. Yasenchak questions that the report is stating that they can meet the AASHTO requirements if certain revisions are made. L. Dupouy states that is what she believes the report is saying. C. Baker states that there have been projects that have been turned down by this Board because of sight distance issues. The Town cannot approve something that will put the Town in a position to be liable in the case of an accident.

Meeting adjourned, 7:32 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary