

**TOWN OF GREENFIELD**

**PLANNING BOARD**

**May 28, 2013**

**REGULAR MEETING**

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

---

**MINUTES – May 14, 2013**

MOTION: B. Duffney

SECOND: T. Siragusa

RESOLVED, that the Planning Board waives the reading of and approves the minutes of May 14, 2013, with minor corrections.

VOTE: Ayes: Bokus, Duffney, Gyarmathy, Siragusa, Streit,

Noes: None

Abstain: McKnight, Weeks, Yasenchak

---

**PLANNING BOARD CASES**

**JAMES BRUCHAC – Special Use Permit**

Middle Grove Road

Jesse Bruchac and Phaedra Stasyshyn are present for this application. T. Yasenchak states that the applicant has provided an informal count of the number of vehicles accessing their parking lot over the last two weeks. P. Stasyshyn states that after the last meeting four 8' white pines were planted in front to the pavilion to screen its view. A public hearing is opened at 7:06 p.m. Chuck Waldron, Middle Grove Road, states that he did see the plantings. He states that additional parking had been mentioned at the last meeting and he is wondering if that is going to be on the road side of those new trees and as this is a County highway, will County approval be required for this. He is concerned about the increase in activities overloading the septic system. NdaKinna has an artesian well and he has a well that is 149' deep, and he is concerned about how those will be affected. He questions where the port-a-johns that were mentioned would be placed and for how long, as he is concerned about odors from those. C. Waldron also questions the changes in use and the fact that the applicant has stated that they have already reached the limits that they are requesting, so how long will it be before they come back to ask for more and at what point will they reach their limit at this location. J. Bruchac explains that the port-a-johns are placed at the back of the building, approximately 2000' from the road and at the wood line. J. Bokus asks if these are placed there for specific functions and then removed. P. Stasyshyn states that they are dropped off in July and picked up in August. They contract with Stone who comes in once or twice a week to clean them out and Stone usually comes in the other driveway. J. Bokus questions the septic usage. P. Stasyshyn states that G. Robinson told her that he has spoken to C. Baker and that his report was based on the worst case scenario. J. Bokus asks how many port-a-johns they would have. P. Stasyshyn states that they have two. T. Siragusa states that the figures given for the number of attendees is confusing. P. Stasyshyn states that when they have their larger group events they are held off site, they contract with SPAC for their Native American festival. The camp program has been

May 28, 2013

growing since their approval in 1999. T. Siragusa questions how often they would have 300 people on a weekly basis. P. Stasyshyn states that during the 4 weeks of summer camp they have 15 to 60 kids – 25 for the Monday, Tuesday, Wednesday program for 3 weeks; 15 –18 for 5 days and there is no one there on Thursdays. The 300 figure was just a number that they set for a reasonable figure. J. Bruchac states that would be the maximum they would have in a week. P. Stasyshyn states that the figures they used were to be randomly throughout the year and there would never be 7 days a week of classes. M. Gyarmathy comments that G. Robinson’s letter regarding water usage states his comments were based on 60-95 people per day. He does not see where the applicant is exceeding that number. J. Streit states that C. Waldron had brought up septic and parking concerns. J. Bruchac states that there is no plan to expand the parking, no plan to park along Middle Grove Road and no plan to park elsewhere on the property. He does state that maybe once a year they exceed their parking and need to park on the grass along the road. This year the silent auction, which is usually held in June, was cancelled. They can also park along Bruchac Drive. J. Streit states that then their policy is to not park along the road. C. Baker states that he still has a concern with the water supply. We do have the DOH letter however it states that they will not be exceeding the requirement of “25 individuals daily at least 60 days out of the year”, however, C. Baker states that the after school program itself will have a max of 24 students per day and then the staff. P. Stasyshyn states that they will only be starting with 12 students. C. Baker comments that it will follow the school calendar which is more than 60 days. P. Stasyshyn states that she was told to ask for the maximum number of 3 teachers with 24 students. She states that she will be the only teacher with 10 to 12 students. C. Baker states that the max of 24 plus 3 teachers puts them over. T. Yasenchak states that that does not include all the other programs throughout the year. She states that P. Stasyshyn has given the Board their count for the last two weeks, which indicates that they are over that total number of people served. C. Baker explains that his concern is that should anyone get sick after drinking the water it puts the liability on the applicant as well as the Town. He believes that this should be covered by the non-transient water supply permit. He is not sure how the DOH made their decision and if they understood that this is not just for the after school program. He is satisfied with G. Robinson’s report regarding the septic system and the use of the additional port-a-johns. T. Yasenchak comments that the applicant is requesting that the average number of program days per week would not exceed 6 and yet the traffic count that was submitted included 7 days. J. Bruchac states that part of that is because of the Greenfield Community Garden. The Girl Scouts were helping with that over the weekend but they do not use the facilities. P. Stasyshyn states that there are only one or two days that someone is at the garden during the growing season. T. Yasenchak states that it is still traffic. She states that the activities have been growing over the last 12 years but this is the first time they have come in for an expansion. She believes that they have a great program, but there are requirements in place to protect everyone. She comments that she feels that they did things that were not permitted and went beyond their special use permit. P. Stasyshyn states that they have always worked with G. McKenna and that the expansion figures are an honest number for the foreseeable future for their growth. T. Yasenchak states that those are their cap figures and explains that at some point, they may no longer be able to expand in this location. She questions that they do not plan to add to the parking. J. Bruchac states that is correct. T. Yasenchak asks C. Baker how he would like to address the water issue. C. Baker states that he is not sure. He would like to have G. Robinson write a letter identifying all the uses of the property with a maximum number of participants to make sure that it is clear. If we can then get another letter from DOH with a determination, he would be satisfied. C. Waldron states that if the port-a-johns have been behind the building he has never seen them and he would be ok with them remaining there. He states that he feels that this is a great program, he just wants to make sure that the residential neighborhood does not get overgrown. There being no further public comments, this public hearing is closed at 7:34 p.m.

**RESOLUTION – J. Bruchac, Expansion of Special Use Permit**

MOTION: B. Duffney

SECOND: J. Streit

RESOLVED, that the Planning Board approves the request of James Bruchac for an expansion of the original Special Use Permit for the Ndakinna Education Center, 23 Middle Grove Road, TM#151.-2-80.114 as follows:

May 28, 2013

- **Hours year round to be: Sunday from 9:00 a.m. to 5:00 p.m. (8:00 p.m. no more than once per month); Monday – Saturday from 9:00 a.m. to 9:00 p.m. (10:00 p.m. no more than twice per month)**
- **Number of employees shall not exceed 5**
- **Groups above 75 must be encouraged to utilize buses to minimize traffic**
- **Groups above 40 car pooling will be encouraged**
- **Camping groups must not exceed 50**
- **Groups larger than 20 can not stay longer than 3 consecutive days**
- **Evening program participants not to exceed 75, one time per month**
- **Average number of program days per week not to exceed 6**
- **Average number of guest per week not to exceed 300**
- **Total event attendance may not exceed 100**

This approval is contingent upon:

- **Continued use of port-a-johns**
- **Town Engineer to be satisfied with response from DOH to letter to be sent by Gary Robinson, PE, identifying all the uses of the property with a maximum number of participants clearly identified and to include the total number of employees**

C. Baker states that he is not sure of exactly what was sent to DOH but that the response letter seems to be specific to the after school program. P. Stasyshyn states that she sent a copy of the requested expansion. C. Baker reiterates that the afterschool program runs over 60 days. He states that the worst-case scenario would be that DOH would want a permit and would want a chlorination system or UV system. C. Baker states that this needs to be documented to protect everyone. J. Bruchac states that they are willing to do the UV system but not the chlorination system as they have very good water. T. Yasenchak reiterates that the way the response is written makes it sound like DOH is only looking at the afterschool program. P. Stayshyn states that DOH has to base their determination on a consistent number. T. Yasenchak states that DOH should be looking at all the usages and not just the afterschool program. C. Baker states that any figures given to DOH should also include the number of employees. J. Bruchac states that he will have G. Robinson do a letter.

VOTE: Ayes: Duffney, Gyarmathy, McKnight, Siragusa, Streit, Weeks, Yasenchak  
Noes: None

---

### **SKIDMORE COLLEGE – Special Use Permit/Site Plan Review**

Daniels Road

Rob Fraser, LA Group, and Dan Rodecker and Mike West from Skidmore College, are present. R. Fraser summarizes that Skidmore would like to establish a composting facility at this location, 500' west of the intersection of Daniels and Bloomfield roads; it is a former tree farm; Skidmore owns the property. He states that there are existing stands of trees so that none of this would be seen from the road. He indicates on the plans the area that is to be gravel and the location of the asphalt pad. Manure from the stables, bedding material, coffee grounds from the campus and yard waste will be composted. There will be a gravel drive which will not require any grading or clearing. He states that they did prepare a stormwater plan and that any runoff would go into a small retention area. D. Rodecker states that it is their plan to help offset some of the current costs of removing this material from their properties. A public hearing is opened at 7:48 p.m. Darren Tracy, Daniels Road, states that he thinks that this is a great idea and questions that it will not be seen from the road. D. Rodecker states that he believes the existing trees will screen it. Eric Celia, Braim Road, asks about traffic volume. D. Rodecker states that they will be there approximately 3 days per week to turn the

May 28, 2013

material and will have to wait for the compost to work before they move it to the campus. The plan is to leave a tractor at the site and they will use their own 1-ton truck to transport the compost. J. Bokus questions any runoff. R. Fraser states that they have designed the grade and drainage swale so that any runoff would then go into a small basin. He states that it is a relatively flat site so there should be no runoff, drainage or flow. B. Duffney asks the size of the pad and if the grading is sloped to drain into the swale. R. Fraser states that it will be approximately 6000 square feet. S. Weeks asks if they will be taking out the topsoil around the pad and placing fine gravel. R. Fraser concurs. S. Weeks asks if they will be screening the material as they have stated they will be using wood chips. D. Rodecker states that it is not really wood chips but shavings from the bedding material for the horses. He states that this will not be transported daily. S. Weeks asks if they will be grinding leaves, etc. D. Rodecker states that they will not. S. Weeks asks if there is any way to add water. D. Rodecker states that there will be no water or power at the site. T. Siragusa asks what the band of 5 dotted lines is on the map. R. Fraser does not know. T. Yasenchak questions that the pad will not be covered and that the Planning Board did require a small stable to cover the area where they intended to keep manure for composting in order to limit the runoff. She asks if there will be anything around this pad – sides, etc.- to limit the runoff and questions that in a torrential downpour it could all run off. D. Rodecker states that the drainage swale has been designed to accept all the runoff. R. Fraser states that excess would run into the grass. He believes that this has been designed for a 100-year storm. T. Yasenchak reiterates that this is not the same as we have asked of other applicants. M. West states that when the compost is working, it will be at a temperature of 120-degrees, any rain water hitting it will evaporate. The water will not leach out as the compost is very hot. He states that in one month's time, the material shrinks to half its original size. R. Fraser states that it is hard to calculate a volume as it will be continually changing. It would be stacked in rows with room to work between. A. McKnight states that it appears that the stormwater information is based on 1" of rain and not a 100-year storm. R. Fraser states that even if there is a 100-year storm there should be no runoff into the wetlands. A. McKnight states that he cannot imagine that in a Hurricane Sandy situation there would be no runoff. R. Fraser states that the applicant is not required to have a SWPPP and that he was asked to do some stormwater calculations. This is the set of numbers that were used. He reiterates that even in a 100-year storm it would be very unlikely that there would be runoff. A. McKnight asks about the gravel area vs. the asphalt area. R. Fraser states that the composting material will be mixed on the paved area and then placed in windrows on the gravel area. C. Baker states that he agrees that the stormwater management report is not what he had in mind when this was discussed. Computer models were used and there is no addressing of larger storm events. He believes that a little basin will be overwhelmed with the heavy topsoil and that once it is filled it will be difficult to maintain. He would like to see a better grading and drainage plan. He states that the applicant is not required to do a NOI or general permit, but is still required to do stormwater management, no matter the size. He states that they have not demonstrated that they are protecting the wetlands. The operations procedure is what he had in mind. M. West states that they will work to meet the requirements of the Board and that it is also their desire to respect the environment. S. Weeks asks what direction the windrows will be oriented in comparison to the slopes. R. Fraser states perpendicular. M. West states that they have visited several different sites and are trying to come up with and follow best practices. B. Duffney reiterates that there will be no food waste used. D. Rodecker states that that is the plan and how he wrote the procedures. If they were to make any changes, they would be coming back to the Town. M. West states that they did plan to use food waste but given the concerns of the Board, they have withdrawn that from their request. T. Yasenchak comments that they have stated that they will continue to have some of the manure trucked away and asks where the composted material will be stored. D. Rodecker states that it will be on campus and will be used for projects as they arise. E. Celia states that he thinks that it is a great project, he would like to make sure that the trees screen this from the road and that you can only see the gravel driveway. M. West states that if there were ever changes to the screening, Skidmore would make sure that it was corrected and could not be seen. E. Celia suggests that they also put in a gate to keep people out and asks if this is a permitted use. D. Rodecker states that a gate can be installed. R. Fraser states that it is a permitted use. M. West states that the Town's requirements are that they receive a special use permit and that is why they are here. D. Tracy asks why the manure is being moved down the street. M. West states that there is a lack of space and a concern for other animals getting into the composted material if it were on the property with the stables and how this would

May 28, 2013

affect the horses. D. Tracy has concerns about the pond, which is located nearby which is currently green. D. Rodecker states that that can be addressed when they answer the remainder of C. Baker's questions. There being no further public comment, this public hearing is closed at 8:15 p.m. The Board consensus is that they would like to see the additional stormwater information before making a decision on this case.

---

**ZBA REFERRAL**

**Corey & Adrienne Freeman-Gallant** – This is a request for a front setback variance to build a garage. No Planning Board issues.

**William Dennison** – This is a request for an acreage and frontage variance. T. Yasenchak states that this will be coming back to the Planning Board for a special use permit if the variances are approved. No Planning Board issues at this time.

---

The meeting is adjourned at 8:23 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland  
Secretary