

TOWN OF GREENFIELD
PLANNING BOARD

May 9, 2017

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 T. Yasenchak, Butch Duffney, Michael Gyarmathy, Thom Siragusa John Streit, Stan Weeks and Robert Roeckel alternate. John Bokus Stan Weeks are absent. Charlie Baker the Town Engineer is present.

MINUTES:

T. Yasenchak asks if anyone has any revisions that they wanted to make to them.

MOTION: M. Gyarmathy

SECOND: J. Streit

RESOLVED that the Planning Board waives the reading of and accepts the minutes of May 9, 2017.

VOTE: Ayes: Yasenchak, Bokus, Gyarmathy, Streit, Weeks, Roeckle

Noes: None

Absent: Siragusa and Duffney.

PLANNING BOAD CASES

Merchant, K Case# 584
South Greenfield Road

Special Use Permit
TM# 151.-1-27.2

Ken Merchant is present for the application. T. Yasenchak asks if K. Merchant has provided a new map. K. Merchant states yes. R. Roeckle asks what is the Zoning for a small contractors yard. Isn't it 100' from rear side and 75' from the side. T. Yasenchak states that they have to ask G. McKenna. T. Siragusa asks if there have been other things addressed. T. Yasenchak explains what should be on the map or in a narrative. M. Gyarmathy states that is a good idea. T. Siragusa states that the site distance should be reviewed. T. Siragusa states that the screening/ buffer is not on the map one property is zoned others are not. K. Merchant asks what is screening. T. Siragusa states a buffer. K. Merchant asks trees and or a fence. K. Merchant states that here is a shop and a shed on the property. T. Yasenchak states that they are not provided we can ask the code enforcer. M. Gyarmathy asks if this parcel is separate from the residence. J. Streit asks if K. Merchant owns both properties and can you get off and on both properties from Middle Grove Rd. M. Gyarmathy asks if you are willing to put a driveway there. K. Merchant states that he did not plan on it. C. Baker states it is not delineated and it has wetlands T. Yasenchak states that they need to ask Gerry for 1.) C.E. Interpatation 105-127 2.) is setback to just the building 3.) Variance for lot frontage. K. Merchant states that he has 270' frontage on Middle Grove Rd. T. Yasenchak states that she

feels a site walk is a good idea and agrees with C. Baker that the property needs to be delineated and there are wetlands there. K. Merchant states that it was done 14 years ago. T. Yasenchak states that they are only good for 5 years with DEC and the wetlands do change and so does a buffer. K. Merchants asks if he needs a surveyor. T. Yasenchak states yes hire a professional to go out and put marks and outline them. The surveyor will go out and determine the wetlands. T. Yasenchak explains why it needs to be more exact. T. Yasenchak states that K. Merchant may need a variance and asks when do they want to do walk through. May 30, 2017 J. Streit states that he cannot make it then he will contact K. Merchant and set up a time to do a site walk. T Yasenchak states that he needs to get to the Building Office by June 6, 2017 in order to be on June 13, 2017 Planning Board Meeting or June 20, 2017 to be on the Planning Board meeting June 27, 2017. K. Merchant asks if a fence on the property lines would be best. T.Yasenchak states that the fence could be better with some buffer trees.

PLP Properties Case # 597
Middle Grove Rd.

Minor subdivision
TM# 164.-1-12

Paul Pileckes is present. P. Pileckes explains the project and explains the dark line. T. Yasenchak asks if field has been verified. P. Pileckes states yes it was done with a GPS. T. Yasenchak asks if it was done by Army Corp. Or DEC. P. Pileckes states Army Corp .J. Bokus, J. Streit and M. Gyarmathy have no questions at this time. T. Siragusa states that the site distance is not shown on the site plan. P. Pileckes asks if he can get it put on. T. Yasenchak yes, please it is a very hilly and windy road and for all driveways proposed. P. Pileckes states the driveway is 55 MPH there. S. Weeks and R. Roeckle states that he does not have any questions. M. Gyarmathy states he would like to see the site distance and the wants to know the distance on the wetlands. T. Yasenchak states that on the new maps have Army Corp notes on it. S. Weeks asks if the power line is under ground. P. Pileckes states yes. T. Yasenchak states the larger lot has a leg out on to Middle Grove Road why is that. P. Pileckes states that he would like to keep buffer between lots. T. Yasenchak asks if there are any farms in the area in the past we had notes on the plans stating that there was a farm in the area. T. Siragusa asks if P.Pileckes is selling remaining lot. P. Pileckes states that he is keeping it for himself accessing it on North Milton Road. T. Siragusa states it might be in your best interest to do sight distance on it. C. Baker states that he would like test pits done due to size of lots. T. Yasenchak asks C. Baker if he needs to see it. C. Baker states no not if a professional does it. P. Pileckes asks test pits on 4 smaller lots and how do you show it on the plot plan. C. Bake4r explains. T. Yasenchak asks if you can get all that to us by June 6, 2017 you can be on the June 132, 2017 meeting.

Robinson, N Case# 574
North Milton Rd.

Minor Subdivision
TM# 164.-1-16.3

Nathaniel Robinson is present for his applicatio0n. T. Yasenchak asks if site distance was measured by contractor or surveyor did it. T. Yasenchak states that they need it shown on the plans. S. Weeks asks if there is a wood frame house on the property. N. Robinson States yes. S. Weeks asks if we need a driveway. T. Yasenchak states there is an existing driveway there for the wood house, on the surveyor make a notation on the Plans that the driveway is

there. R. Roeckle states that the perk test and test pit should be done at 72'. We have 4' separation. T. Yasenchak explains why. M. Gyarmathy, J. Bokus, J. Streit are all fine with the plans. T. Yasenchak states that notes need to be put on it regarding storm water & clearing. J. Bokus asks if they are planning on clearing any trees. N. Robinson states no. T. Yasenchak asks if there are any farms near them. N. Robinson states no not near us. T. Yasenchak sets a public hearing for May 30, 2017

Piper, P.
Brigham Road

Minor Subdivision
TM# 138.-2-9

Patrick Piper and Scott Masse are both present. T. Yasenchak asks if P. Piper has a survey. P. Piper states that they were on site today. T. Yasenchak states that we need site distance on map so make sure surveyor gets that on the map. T. Yasenchak states that they need 40' width for driveway and asks if it is width or length and explains why S. Masse states that D. Barrass should know all that. T. Yasenchak states yes. P. Piper asks 40' width not frontage. T. Yasenchak states since you have a variance we can't do much until we have the survey so if you can get us that information by June 6, 2017 you can be on the June 13, 2017.

DISCUSSION

T. Yasenchak asks if the people in the audience has questions for the Board states that James Lee is present asks to speak. T. Yasenchak states that this is not a Public Hearing and it is new business based on any application or any general questions that you might have we wouldn't really be able to speak about specific projects. J. Lee asks when a citizen submits a letter to the Planning Board when do they receive that letter. T. Yasenchak states when we do received letter it is supposed to distributed to the all the Board Members typically it is our responsibility to review that and it is also acknowledged the length of the letter is during the Public Hearing. J. Lee asks while an application is being considered do you want feedback before being accepted or only after can you give feedback. T. Yasenchak explains if accepted does not mean approving an application. T. Yasenchak states the Public Hearing is to hear things from the public additional information will come into question so us saying that we accept an application is not saying what is on there is correct so during the public hearing time if something comes to light that would make us think otherwise then obviously we would continue to review that project. T. Yasenchak states that just because we accept an application is only saying that the information that we have asked for has been submitted it's not saying that we believe it or approving it. T. Siragusa states that the whole idea of a Public Hearing is to hear anything from the neighbors and there is no reason not to read someone's letter before the night of a Public Hearing the chair said that if they accept the application it doesn't mean that it meets the guidelines of information that we need for a complete application to move forward. J. Lee asks if it is OK to contact the Planning Board individuals outside of the meetings. T. Yasenchak states no. T. Yasenchak states that if the public would like to comment on a project it really should go through the proper process and be submitted to the Planning Department and then they will deliver it to us. T. Yasenchak states that as we go through a complete review once we

have the information we may even within the Board find that the information may need to be updated but, we do also for any applicant we want to give them fair time to get that information to us as well so sometimes we have had neighbors say they didn't give you this or they didn't give you that but, we may not have gotten there yet or maybe the Board yet, and there maybe animosity that arises between a bank, or an attorney. J. Lee states that the code and that is something that Planning Board may want to look into in the future looking at redoing the code and that a property owner who is in violation of the code who submits an application and is in compliance with the code, for example not submitting the application so this process can go on in perpetuity while the applicant is submitting information that the Board wants in the meantime the applicant could potentially hurting the environment, hurting the quality of life of the neighbors, diminishing the property value of the neighbors in the meantime while he continues to run his business. Do you foresee future changes in the code? J. Lee asks who does SEQRA. T. Yasenchak states that we are the lead agent and we do not ever have the Environmental Committee do it we do appreciate their comments. J. Lee asks at a Public Hearing are we allowed to use projector presentations or power points. T. Yasenchak states that we limit the time. J. Lee asks electronically.. T. Yasenchak states no.

Meeting adjourned at 8:24 p.m.

Respectfully submitted,

Kimberley McMahon
Planning Board
Secretary