

**TOWN OF GREENFIELD**  
**PLANNING BOARD**

**December 29, 2020**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak at 7:00 p.m. The following members are present Karla Conway, Charlie Dake, Butch Duffney, Mike Gyarmathy, Joe Sabanos, Robert Roeckle, and Nick Querques. Mike Waldron, Code Enforcement Officer, is present. Charlie Baker Town Engineer is present.

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**Minutes**

November 24, 2020 Minutes

MOTION: Conway  
SECOND: Querques

RESOLVED that the Town of Greenfield Planning Board waives the reading of and approves the minutes of the November 24, 2020 meeting, with minor corrections.

**VOTE:** Ayes: Conway, Duffney, Gyarmathy, Roeckle, Sabanos, Yasenchak, and Querques  
Noes: None  
Absent: None  
Abstain: Dake

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**NEW BUSINESS**

Grassi, Justin M. Case #647  
TM# 151.-2-57

369 Grange Road  
Sketch Plan Review Major Subdivision

Justin Grassi is present. He states that he is in contract to purchase the property on Grange Road next to the railroad tracks. He is looking to do a 15 lot subdivision. This property is 31-32 acres. B. Duffney states this is MDR-1 District. J. Grassi states yes. All lots are serviced with 1 road. He apologizes that the percSWPPP tests were not done. It was supposed to be done on the day of the big snow storm. He does not feel they will have any problems with it. They will be re-scheduling them within the next few weeks. He is proposing one of the drive ways to be shared by 3 of the family members living on the property along with other family and friends. He realizes that the shared driveway is not liked in Town, but it made sense to them. T. Yasenchak states there are a lot of wetlands on the property. J. Grassi states that all the homes will be centered away from the wetlands. T. Yasenchak asks if the wetlands have been designated by Army Corp. of Engineering or Department of Environmental Conservation. J. Grassi states that he is not sure, but will check and find out for sure. T. Yasenchak states that could come into play. J. Grassi states that he understands that if it is

DEC then they have to have a 100' buffer. R. Roeckle asks if the road is going to be a Town Road or a private road. J. Grassi states that it would be a Town Road. R. Roeckle asks if he is proposing a Home Owners Association. J. Grassi states that he does not recommend them or do them. R. Roeckle states that the wetland lot could possibly be joined to the other lots. J. Grassi states that the wetlands could be restricted with an easement. R. Roeckle states they would need to show the driveway sightdistance. N. Querques states that he would like to see the Northeast wetlands classified and delineate and show that on the maps. J. Grassi states with the shared driveway is what attracted them to it was the view. He can show the rear of the property with the new survey. B. Duffney states that he agrees and the Board needs to see sightdistance. J. Grassi states that the property is 400' from the railroad and 400' to the road. B. Duffney asks how long the driveway is going to be. If it is 500' or more they will have to put pull offs in. M. Waldron states every 300'. B. Duffney states that the pull-offs are to be 12'-15' wide. It is for the safety of the firefighters. J. Sabanos asks if he has considered the driveway way go all the way around to make a road. J. Grassi asks if he means like a loop. J. Sabanos yes, and asks how much will the homes be. J. Grassi states between a half a million dollars to 1 million dollars. M. Gyarmathy states that most of the Boards concerns are of the wetlands. J. Grassi states they they are not interested in the HOA and the formalities of it. M. Gyarmathy asks if they can add the wetlands on to 2 of the family lots. J. Grassi states he is fine with that and it is also a tax benefit. M. Gyarmathy states that years down the road they don't know what would happen without an easement. He is also not in favor of shared driveways. He would also like to see the elevations. C. Dake states it could be 12 lots instead of 15. He would like to see the wetlands added to the lots. He agrees with the rest of the Board and does not like shared driveways. He would be more comfortable showing how the driveway would be shared. K. Conway agrees, and she states that she lives in similar property like this and her neighbors continue to fight about the maintenance of the driveway. J. Grassi states they can consider that. K. Conway states that they don't know what the future will hold. She feels that the Board needs to be consistent. C. Baker states his issues have been touched on. He would like to see road and driveway sightdistance and done by ASSTO standards. The grade is a concern at 10%. Town Code requires 8% or more. He would also like to see a drainage plan. If the number of septic systems is greater than 20% will require approval from the Department of Health. Shared driveways in the Town have been issues for years. He states that it appears that there are a number of hurdles. T. Yasenchak states that most of her comments have been discussed. In the past the developer can show building sites. She would like to see sightdistance on Grange Road and the proposed new road with ASSTO standards. J. Grassi asks if the plans should be depict it as buildable. T. Yasenchak states however he would like. The wetlands in the northeast to be designated by ACOE or NYS DEC. The basin might go into the wetlands. She would like to see limits of clearing. She would also like to see the developer to show the limits the impacts in SEQRA. She would like to see the changes in the SWPPP. She is a little concerned about the soil tests. The Town of Greenfield has a 4' separation for septic systems and test pits. M. Gyarmathy states that the test pits may change where the house goes. The grade cannot be more than 12%. C. Baker states 3% applies to a Town road. B. Duffney states that homes on one side of the property and septic are on the other side could be a problem. He asks J. Grassi to show the limits of clearing on the map. T. Yasenchak states yes, and show it how it affects the SWPPP. J. Grassi states that they are looking to keep the property rural. B. Duffney states that it meets all the setbacks of a cul-de-sac, maybe talk to the Highway Superintendent. Other than that he has no issues with the project. N. Querques states that he does not have any issues just have to work somethings out. R. Roeckle agrees. M. Waldron states that Town for the revised the language in 2019 by himself, C. Baker, and W. Barss worked diligently on this. M. Gyarmathy states that he likes the concept of the subdivision. C. Dake and K. Conway agree. C. Baker would like to see the clearing limits, storm water, the grading and disturbance, clearing limit lines, and the vegetation limitation lines.

J. Grassi states he likes that as well. J. Grassi states they want to keep it rural and feels there is no reason for clearing the property. T. Yasenchak asks J. Grassi if he wants the Board's responses to be in the form of a letter or have the minutes reflect that. J. Grassi states the minutes are fine. T. Yasenchak states that it would be easier with the minutes. J. Grassi states the Board is looking for a sight distance, the slopes, elevation, and the wetlands depicted. He will come up with the language. He will give restrictions in the deeds. T. Yasenchak states that the Town of Greenfield does not want any useable land.

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M. Gyarmathy states that he is curious about the new subdivision on Goose Hollow. B. Duffney states yes, drive by it. M. Gyarmathy states that the Board should drive by. He feels it will make the Board feel better.

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M. Waldron states that he has pictures of Old Stone Ridge and Middle Grove Road. He states that J. Witt may be over the clearing limits. Witt Construction does have a demolition permit. He did have a conversation with J. Witt's project manager regarding this.

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The Board adjourns at 8:10 p.m. All member's in favor.

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Respectfully submitted,

Kimberley McMahon  
Planning Board Administrative Assistant