

TOWN OF GREENFIELD
PLANNING BOARD

November 24, 2020

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak at 7:0 p.m. The following members are present K. Conway, Butch Duffney, Mike Gyarmathy, Joe Sabanos, Robert Roeckle, and Nick Querques. Charlie Dake is absent. Mike Waldron, Code Enforcement Officer, is present. Charlie Baker Town Engineer is present.

Minutes

November 10, 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 1, 2020 meeting, with minor corrections.

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

OLD BUSINESS & PUBLIC HEARING

Kasselman Solar Case #644
TM# 137.-1-13

880 Coy Road
Site Plan Review

Scott Rakowski is present the applicant (representing Kasselman Solar). T. Yasenchak states that last time this project was in front of the Board, the Board had some questions regarding the flood plain and the Board needed to make sure it was not in the 500' buffer. S. Rakowski states that he provided proof that it is not within the 500'. Judging from what is across the street it is an improvement. T. Yasenchak states that she understands, but wants to make sure that this project looks good and lasts for the expected life of the panel boards of 30 years. N. Querques states that everyone can see it is 2 different roads and he feels the Board should stick to the Code. He does feel any screening is necessary. T. Yasenchak agrees. B. Duffney states that he has not been involved with this project, he does agree with N. Querques. R. Roeckle asks if the mounting poles are galvanized. M. Gyarmathy states they are painted. J. Sabanos agrees. K. Conway agrees and states that the Board should maintain consistency. T. Yasenchak states that she agrees with the rest of the Board members and supports painting the painting the mounting poles. T. Yasenchak opens the public hearing at 7:09 p.m. S. Rakowski states that this is ground mount solar. T. Yasenchak asks if this is for single family residence. S. Rakowski states yes. T. Yasenchak states that since no one is present to speak for this project she closes the public hearing at 7:10 p.m. The Board reviews SEQRA

RESOLUTION – SEQRA

MOTION: Roeckle

SECOND: Sabanos

RESOLVED, that the Planning Board completes Part II of Short Form of SEQRA. All questions were answered "no" and the second box was checked, indicating that this will not result in any significant negative environmental impacts for the ground mount solar panels for Kasselman Solar for property located at 880 Coy Road, TM# 137.-1-13.

VOTE: Ayes: Conway, Duffney, Gyarmathy, Roeckle, Sabanos, Yasenchak, and Querques

Noes: None

Absent: Dake

Abstain: Duffney

C. Baker asks for the glaring spec sheet. S. Rakowski states that he thought that was submitted. He can send it tomorrow. M. Waldron states that it was submitted for 16 Denton Road (a previous application). T. Yasenchak has a copy of that one and asks if it is the same. S. Rakowski states yes, he has that one at the office and can email it tomorrow morning. T. Yasenchak states that the Board can make a conditional approval if they chose to with the painted dark color ground mounting poles. S. Rakowski asks if the specifics are in the Code. T. Yasenchak states yes, it is under the Code, dark brown, black or dark gray.

Resolution- Kasselman Solar- Special Use Permit

MOTION: Roeckle

SECOND: Sabanos

RESOLVED that the Town of Greenfield Planning Board hereby grants approval for a, Special Use Permit to Kasselman Solar, at 880 Coy Road, TM# 137.-1-13 based on the Site Plan information that has been provided and the ground mounting poles are dark color either dark brown, black or dark gray.

VOTE: Ayes: Conway, Duffney, Gyarmathy, Roeckle, Sabanos, Yasenchak, and Querques

Noes: None

Absent: Dake

Abstain: Duffney

NEW BUSINESS

Kirchhoff, D. Case #645
TM# 124.-1-48

187 Plank Road
Minor Subdivision

David Kirchhoff and Kristen Darrah are present. T. Yasenchak states that this project was in front of the ZBA for a Variance and received it. K. Darrah states that she added more details for lot 2. They did receive a Variance for this property. It does make for an odd lot. There will eventually be a new home on the lot 2. They did test pits and the site distance. R.

Roeckle asks if the ZBA had a public hearing for the project and did anyone speak at it. T. Yasenchak states that she is not sure because it is not in the resolution. Planning Board Administrative Assistant Kimberley McMahon indicated that no one spoke at the ZBA public hearing. B. Duffney asks if this property is the old Baker place. D. Kirchhoff states yes. B. Duffney states this is pretty straight forward. The Board members agree. The Board reviews SEQRA.

RESOLUTION – SEQRA

MOTION: Sabanos

SECOND: Duffney

RESOLVED, that the Planning Board completes Part II of Short Form of SEQRA. All questions were answered “no” and the second box was checked, indicating that this will not result in any significant negative environmental impacts for a Minor Subdivision for David Kirchhoff for property located at 187 Plank Road, TM# 124.-1-48.

VOTE: Ayes: Conway, Duffney, Gyarmathy, Roeckle, Sabanos, Yasenchak, and Querques

Noes: None

Absent: Dake

Abstain: None

N. Querques asks when the ZBA public was hearing. D. Kirchhoff states November 3, 2020. The Board agrees to waive the public hearing due to the fact that it just had a public hearing for the ZBA and no one from the public was present and there was no correspondence for this case.

RESOLUTION- Waiving a Public Hearing

MOTION: Roeckle

SECOND: Duffney

RESOLVED, that the Planning Board waives the public hearing due to the fact that the ZBA had a public hearing November 3, 2020 with no one present from the public or no correspondence for property located at 187 Plank Road, TM# 124.-1-48.

VOTE: Ayes: Conway, Duffney, Gyarmathy, Roeckle, Sabanos, Yasenchak, and Querques

Noes: None

Absent: Dake

Abstain: None

RESOLUTION – David Kirchhoff

MOTION: Roeckle

SECOND: Gyarmathy

RESOLVED, that the Town of Greenfield Planning Board hereby grants Minor Subdivision approval to David Kirchhoff for property located at 187 Plank Road, TM#124.-1-48, per the map submitted:

VOTE: Ayes: Conway, Duffney, Gyarmathy, Roeckle, Yasenchak, Querques, and Sabanos

Noes: None

Absent: Dake

Saratoga Associates Case #646
TM# 138.-1-91

Intersection of S. Greenfield Rd. Bump Hill Rd.
Major Subdivision Sketch Plan Review

George Turner, Dan Shier (both of Saratoga Associates) and Dave Sigher (a builder from Long Island) are present. G. Turner states this property is located in MDR-2. They would like to do a Cluster Subdivision with 75-100 2 story homes. They have reviewed this project diligently. They don't know how the community is going to feel about this. J. Romano states that he has been a member of the community for a while. Currently he is working out of Town and will be back living in Town in the spring. He has a love and a passion for the Town. G. Turner states he knows there are limitations to this project. They have financial backers for this project willing to build the homes. Both the Town Code and Town's Comprehensive Plan could use some review and updates.. There are many of people from the other cities coming up to New York's rural Town's. He has been in this business for years. There are 2 questions most asked comfortability and density. D. Sigher states that he has built a lot of homes similar to these proposed. G. Turner understands that Greenfield wants to keep it Greenfield and they are about safe guarding this community. This is a vacant lot and most of it is a wooded 40 acre lot. There is an existing farm down the road and a house at the bottom of the lot, which will be the face of the project. They will be accessing the project on South Greenfield Road across from Barss Logging. Site distance is going to be a challenge, but they can do a few things to navigate to access from Bump Hill Road. This is rural character and it is 5 miles from Saratoga Springs. The Arnold farm is very close. There is good soil at this site. The water and sewer plans are going to be the biggest challenges. They are asking for 92 units and 92 separate Single Family Lots. They will have to get a Timber Harvest Permit to do additional studies to make sure storm water, sewer, and septic are in place. The studies that they have done have been done to the best of their ability. They tried to get well drillers out there for test pits, but they are three months out. One test pit was like perk water. There was a 125' well with 10 gallons per minute. T. Yasenchak asks was that from (the perk test) and will they have a septic system for each unit. G. Turner states that they dug a hole on the incline off S. Greenfield Road. Maybe they will mix systems or maybe more of a community septic. They literally can't get in there fast enough. T. Yasenchak states that could be a problem. D. Shier states that they are determined to do this project. J. Sabanos asks what parcel is being added. G. Turner states the farm house. It would now be considered a lot line adjustment. J. Sabanos asks is it more than one parcel if so how many. G. Turner states yes, 4 parcels. They are borrowing 2-3 acres from the farm house property to do the cluster subdivision. The cluster subdivision and the land owned around it would be a Home Owners Association with a private road. The 12 acres to the right side of the property will be preserved and donated to the Town. There will be a recreational center on the property owned by the HOA with parking stalls. He feels so that a cluster subdivision works best to reduce the infrastructure. They are looking to make it look visually appealing. This will not be a gated community. Greenfield does not have any gated communities. R. Roeckle asks if there are property lines are within the multiple family homes. G. Turner states they can change it, what he is seeing is multi-family home with fire walls. R. Roeckle states that he is not sure if that can be built that way. It is the same density as the Board currently requires. G. Turner states there will be 5,200' of road frontage. He is trying to give the project depth. All it will be green infrastructure. This is just preliminary design. For the water supply they are thinking individual wells. It also might make sense to have individual septic systems. They want to keep everything on the site. They will also be installing trees on the front of the property. The home will be high end structures. Plants will be planted for each home. D. Shier states they will be minimizing the cutting. J. Sabanos asks if the proposed contour map has the storm water on South Greenfield Road. G. Turner states that they did do

the topography its steep, but they want to maintain 8% however, it might be a little more. D. Shier states that they are trying to mitigate it now. J. Sabanos asks what the power source there is and can that even be done. G. Turner states they will contact National Grid if questions come up later. N. Querques asks would you need to find out sooner rather than later. G. Turner states this project is a 75 million dollar project whatever number (cost) is it will be included they can look at alternates as they come up. D. Sigher states that all the sewer and storm water are part of the project. Their job is to find out if the Board will give them project. C. Baker states the unit analysis does not meet the Town's current zoning. G. Turner states that they want to work with the Town on know this is a big ask of the Town. They want to try this in Greenfield. He feels that Greenfield needs this. They are testing the waters with the Town before moving forward. The timing for this project is super important. T. Yasenchak states that the Board is limited to the tools they have. It is not in their purview to change the Comprehensive Plan. The Planning Board looks at the Comprehensive Plan very closely. This Board knows what they are doing. G. Turner states that they have discussed this at length. D. Sigher states that he appreciates the Board and wants to get their opinion. G. Turner states that he knows this is a big asks of the Town. D. Sigher states they have had a lot of discussion regarding this project. Their intention is to use green energy. They don't want it look like army units. D. Shier states that they wanted to get the Boards feel for the project. They want to be good neighbors and a real asset to the community. G. Turner states the homes will be rustic rural looking. There will be a lot of light provided to these homes. They will be up high and out of the way. They have done an extensive study on green homes. They will enhance the buffers. They may possibly work with Saratoga Plan with this project. N. Querques asks if the homes will be 2 story. G. Turner states yes. T. Yasenchak asks if the home will be 3,000-4,000 square feet. G. Turner states gross units. T. Yasenchak asks each dwelling. G. Turner states yes, and a recreational facility that will look like a barn. He would like to know how the Town feels about cluster subdivisions or PUD. He knows that this project will need several variances. They want to keep this project motivated and moving forward. T. Yasenchak states that the way the Code is written they have 15-30 days to respond. She explains the Code and what the Town would allow. R. Roeckle states there is a density issue. Town will only allow 10-20 units maximum and this is 4.5 to 6. The Planning Board can't move forward until this is resolved. Is there going to be public sewage or individual wells. N. Querques states the density is not the look of the character of the area. B. Duffney states if each home is 5 bedrooms and they are all grade school age kids what is that going to do to the school. Will the septic tank be approved by NYS Department of Health. One end of the road is Cornell's Auto Part's and the other end of the road is the Arnold Farm. People coming up from the city have no regard to our community. He feels that 2 homes on 6 acres of land does not feel comfortable. He does not take it lightly with G. Turner saying that the Comprehensive Plan is out dated. He feels that they should check with the Fire Commissioner, they are the ones that will have to protect this property and project. M. Gyarmathy states that this is an extremely aggressive project and an aggressive use of land and agrees the B. Duffney. The members of this community like it rural. He feels this is too aggressive for the infrastructure. J. Sabanos states that he agrees with the other Board members. The units do not fit this area. There will be complete outsiders living in these homes. K. Conway agrees with all the other Board members. Looking at the Comprehensive Plan she can't believe this project fits in the Town. 5 bedroom homes if they are close to the road with kids. Also what happens when the kids become teenagers and all 4 are driving. Where are the cars going to be parked. She also agrees with the school comment from B. Duffney. C. Baker states that there are going to be engineering issues down the road, but agrees with the Board. T. Yasenchak states the Town does have a cluster subdivision but they don't have the density. The cluster subdivision is to encourage building in most communities. The only tool the Town has is zoning. The applicant does have a right to go in front of the ZBA. The ZBA looks at each one and reviews a 5 question criteria to grant a Variance. A PUD is

another way to go, but there are very few in our Town. Prestwick Chase is one, but it is very detailed. What the Town did with Prestwick is gave suggested maximum. She reviews the engineering list. The density is optimistic. She agrees with the rest of the Board members. The Board needs to be consistent. The Town does not have a subdivision on a private road. C. Baker agrees and states the Town does not. R. Roeckle reads the Town's requirements for the type road to meet the requirements. C. Baker agrees. T. Yasenchak states that the HOA would have to maintain the roads. The HOA of people don't understand the service they are dealing with. This is not affordable housing. She is not pleased with the economics for families. What will the setbacks be she does not think they will be met. What about screening. Fuel there are no gas lines will they be adding them or propane tanks, or fuel oil, or electrical heat. B. Duffney states that anything they do will set precedent in Town. He is not thrilled with so many units. G. Turner states that he apologizes for saying that the Comprehensive Plan is out dated. He states that he has lived in Town for 15 years. He understands how the Board feels and appreciates the Boards opinion. D. Shier states that he appreciates G. Turner for saying that and thanks him. D. Sigher states that he sees that zoning is the major hurdle, along with the other things. The Town would receive increased taxes with any project. The parking can be designed differently. The bedroom size can change to 2-3 instead of 5. 5 bedrooms are alot. This can be adjusted as they move forward. G. Turner states that he assumed 5 bedrooms and this is the ceiling cap with 92 units. It looks like they really need to dial it down. They didn't want to hold anything back. J. Romano states that he appreciates everyone's feedback. T. Yasenchak asks if the applicant's wanted to come back in front of the Board with another sketch plan. The Board is not comfortable with giving approval of this size. The minutes can show the applicants can submit another application or revisions to this application. G., Turner states that he feels they should digest this and possibly get a temperature of the ZBA. Maybe they can provide some insight. T. Yasenchak explains how the ZBA works and they don't have a tool. Their Variances requests are very specific. G. Turner maybe they will go in front of the Town Board for a PUD. T. Yasenchak states you have the right to do that, just so you know it still comes back in front of the Planning Board for approval. G. Turner states that he is just trying to be efficient.

B. Duffney asks if the Mahay case got resolved. They Board members states yes, it was approved.

The Board adjourns at 9:41 p.m. All member's in favor.

Respectfully submitted,

Kimberley McMahon
 Planning Board Administrative Assistant

DRAFT