

**April 13, 20TOWN OF GREENFIELD
Planning Board**

April 26, 2022

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: Charlie Dake, Butch Duffney, Stephen Licciardi, R. Roeckle, and Joseph Sabanos. Charlie Baker Town Engineer is present. M. Waldron, Zoning Administrator/Code Enforcement Officer is present.

Minutes

April 12, 2022

MOTION: C. Dake

SECOND: B. Duffney

RESOLVED that the Planning Board waives the reading of the April 12, 2022 minutes and approves them with minor corrections.

VOTE: VOTE: Ayes: Dake, Duffney, S. Licciardi, J. Sabanos, and R. Roeckle, T. Yasenchak
Noes: None
Abstain: None
Absent: None

OLD BUSINESS & PUBLIC HEARING

Woodland's Edge/Grassi J. Case #647
TM# 151.-2-57

Major Subdivision
369 Grange Road

Kevin Grassi is present for this project. K. Grassi states that they worked with the assessor's office and received the 911 numbers. Their engineer has been in contact with C. Baker and they are working on that. Most of it has been taken care of. They have been in contact with Justin Burwell the Town's Highway Superintendent. The Board requested an updated cost for acceptance of the road bond. C. Baker states that he previously discussed the potential storm water basins for the seasonal water table. When he was out there for the first and the second perk test was only 4'-5' down. He asked how they are going to handle it. The engineer for MJ Engineering asked if the Planning Board would allow for a preliminary determination and they would deal with this by using a curtain drain. C. Baker states that he agrees with that in concept. If they have to go that route that will be on the applicant's dime and the bond will have to be revised. The road bond needs to be approved by the Planning Board then it goes to the Town Board, then to Town Council to review it. He states that the drainage is the biggest issue. Everyone has received his February letter on this project. He is confident that they can work with them. T. Yasenchak states that it is her understanding that the Board

will have to have it all outlined in writing. C. Baker states yes, they (the Board) will need a written response from MJ Design so that the Board can move forward. T. Yasenchak states so it all fits in the right-of-way. C. Baker states correct. C. Baker states that we are still waiting on the Highway Superintendent's written response. T. Yasenchak states the Board may be able to grant preliminary approval. R. Roeckle states that before the Board grants final approval they need 3 things. T. Yasenchak states correct, this gives the applicant an opportunity to get everything they need to the NYS agencies for their approvals. B. Duffney states that they might not have the NYS approvals for 6 months. T. Yasenchak states that the Board can still grant final approval without NYS responses. C. Baker agrees with T. Yasenchak. B. Duffney states that he does not have a problem with it moving forward. T. Yasenchak states that the Board has all the items to grant preliminary approval.

MOTION: R. Roeckle

SECOND: B. Duffney

RESOLVED, the Planning Board grants preliminary approval for Woodland's Edge for a Major Subdivision, located at 369 Grange Road, TM# 151.-2-57

VOTE: VOTE: Ayes: Dake, Duffney, S. Licciardi, J. Sabanos, and R. Roeckle, T. Yasenchak
 Noes: None
 Abstain: None
 Absent: None

Spiak, M. Case #677
 TM# 151.-2-59.1

Amendment to farm stand SUP
 331 Grange Road

Mike Spiak is present. M. Spiak states that he was in front of the Board in 2020 for a farm stand/wine tasting for a Special Use Permit. He did receive approval at that time. He is back in front of the Board for an amendment to his Special Use Permit to extend the barn 10'. He states that the last 2 years they were not open much for wine tasting, but they were able to make a lot of wine and built up their inventory. He states that they were previously approved for a 10'x36' barn (for the wine tasting) he is looking to expand that an extra 10'. If this request is approved the barn will be 20'x36'. T. Yasenchak asks how the room will be used specifically under NYS Liquor License. M. Spiak states that they can't have stools it is standing room only. T. Yasenchak states it is staging and merchandise only. M. Spiak states yes, they put some wine racks up to store the wine. T. Yasenchak asks what about the restroom. M. Spiak provides a letter from his engineer regarding this. T. Yasenchak states the restroom will be a separate room and one stall. M. Spiak states yes, he is keeping the same as it was previous approved. T. Yasenchak asks M. Waldron how does the Building Code relate to the restrooms and is it allowed. M. Waldron states that he will look into it. R. Roeckle states this is a farm stand. M. Spiak states farm stand. T. Yasenchak states that it is a big barn. R. Roeckle asks what the site distance is. M. Spiak states 1,050' from the north and 10,550' from the south. B. Duffney asks if the retail space in the tasting room will change from what was previously approved. M. Spiak state that his tasting room mimics the one in Corinth people come in sets of two and three it just depends. B. Duffney asks why he needs a restroom. M. Spiak states all the wine tasting rooms he has been to have had restrooms. B. Duffney asks why he needs a restroom. M. Spiak states that he wants to be consistent with other wine tasting rooms. The

other wine tasting rooms that he has attended all have them and they do get used. He knows that bars are different. B. Duffney states that he does not feel M. Spiak needs two stalls in the restroom. B. Duffney has no problem with this project. C. Baker asks if M. Spiak is planning on being open 365 days a year. They do have some events there is there a porta potty currently on site. M. Spiak states that it is seasonal. T. Yasenchak states M. Spiak was previously approved for 30 people capacity now M. Spiak is looking to increase it to 50 people. The Board wants him to be successful. T. Yasenchak opens the public hearing at 7:37 p.m. No one is present to speak on behalf of this project. T. Yasenchak closes the public hearing at 7:38 p.m.

MOTION: C. Dake
SECOND: B. Duffney

RESOLVED, that the Planning Board closes the public hearing and grants approval for an amendment to a Special Use Permit, for Michael Spiak, located at 331 Grange Road, TM# 151.-2-59.1.

VOTE: VOTE: Ayes: Dake, Duffney, S. Licciardi, J. Sabanos, and R. Roeckle, T. Yasenchak
Noes: None
Abstain: None
Absent: None

355 Grange Road Case #672
TM# 151.-2-58.1

Advisory Opinion & SEQRA Review
355 Grange Road

This project application has been rescinded.

Rowland, M. Case #676
TM# 124.-1-30.2

Minor Subdivision
1146 North Creek Road

Mike Rowlands and Denis Downen are present. M. Rowlands states that he has provided a plot plan from Darrah surveying. He asks the Board if he could get a 30' waiver for the driveway. T. Yasenchak states the Board could consider this lot a keyhole lot. R. Roeckle states that there is an easement for the driveways. R. Rowland states there are 4 lots currently. R. Roeckle asks M. Rowland to clarify all the lots. D. Downen states they built their home 13 years ago. C. Dake states that if they are not creating a shared driveway he does not have an issue with it. B. Duffney states that he has backed in to that driveway with his logging truck before. He states that he is glad to see families moving onto family property. C. Baker states that he doesn't mean to be the barer of bad news, but he understands that the driveway already exists with the additional lot being added it does not meet the AASHTO requirements. D. Downen states that the driveway would be shared. R. Roeckle states that he had K. McMahon look to see what year the original house was built and it was in 1966 10 years before Town of Greenfield Zoning and 20years before the Town of Greenfield adopted Uniform Building Code. T. Yasenchak states at that time they never needs to use that or have to worry about site distance. D. Downen states that there is one on Locust Grove Road and asks why can't M. Rowland do this. T. Yasenchak states that is pre-existing. C. Dake suggests why M. Rowland doesn't cut down the trees. D. Downen asks who does that. T. Yasenchak states the applicant. Possibly M. Rowland can shave down a bank of dirt, take some trees down. This is not a Town of Greenfield Code it is a NYS requirement. How it is met is up to the applicant weather it is with a culvert or tree removal. D. Downen states that they use the driveway every day. T.

Yasenchak states the Board needs to have the AASHTO site distance to move forward. C. Dake states that if C. Baker is not good with the site distance then it won't be approved. T. Yasenchak is being nice suggesting a number of different ways that the applicant could do. C. Baker states that M. Rowland will need an actual engineer to measure and compare to the posted speed limit. He states that he is not trying to be hard on him he is concerned if there was ever an accident there without the AASHTO site distance being correct the Town could be liable. B. Duffney states that C. Baker knows what he is talking about if someone gets hurt the Town could be liable. D. Downen asks if this is something new. C. Baker states it is because they are proposing a new lot on existing lots. T. Yasenchak suggests maybe shifting the driveway. M. Rowland asks if they shift the driveway would it change the easement. R. Roeckle states just adjust the boundary line. Mark Young, Deputy Highway Superintendent states he has worked for the Town for 30 years and the easiest and cheapest way for this to be done is removing trees. Talk to your neighbor and try and see if you can negotiate something with them. Keep in mind that is the most cost efficient. That is a County Road. M. Rowland asks who I should talk to. C. Baker states start with an engineer they can tell you how much it will cost to move the driveway. T. Yasenchak states it seems that you are very close you only need 30'R. Roeckle asks if the Board need to have a public hearing for this case. T. Yasenchak states no the Code states that a Minor Subdivision it states that it is a may so it is up to the Board. The Board agrees to waive the public hearing. T. Yasenchak states that M. Rowland is very close you only need 30' for safe site distance.

Meeting adjourned at 8:02 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board
Executive Secretary