

TOWN OF GREENFIELD
Planning Board

June 8, 2021

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by T. Yasenchak, at 7:01 p.m. On roll call the following members are present: Karla Conway, Charlie Dake, Butch Duffney, Mike Gyarmathy, and Robert Roeckle. Nick Querques and Joe Sabanos are absent. Charlie Baker Town Engineer is present. M. Waldron, Zoning Administrator/Code Enforcement Officer is present. T. Yasenchak states this meeting is always being broadcast via ZOOM and in the Community Center. T. Yasenchak announces that US Light Energy had notified us that they have requested to be removed from tonight's agenda.

Minutes

May 11, 2021

Minutes to be reviewed at the next meeting.

May 25, 2021

Minutes to be reviewed at the next meeting.

AEC Solar Energy Case #650
TM# 150.-2-32.23

47 King Road
SUP/SPR

Adrian Donnelly is present. T. Yasenchak states this project is for ground mount solar for a resident located at 47 King Road. She opens the public hearing at 7:07 p.m. No one is present from the public for this project however; there is a letter from a neighbor in favor of this project. A. Donnelly states that Mr. Jolly is unable to attend this meeting. He owns 10 acres on King Road in Middle Grove. She closes the public hearing at 7:08 p.m. B. Duffney asks if the solar panels are going to be in the back of the property. A. Donnelly states yes. T. Yasenchak asks if there is any more information on the glazing. A. Donnelly states no nothing that has not already been submitted. She asks C. Baker if he has any comments. C. Baker states he has no comments it is pretty straight forward.

MOTION: B. Duffney

SECOND: M. Gyarmathy

RESOLVED, the Planning Board hereby grants approval for Special Use Permit, and Site Plan Review for George Jolly, 47 King Road, TM# 150.-2-32.23.

VOTE: Ayes: Karla Conway,
Charlie Dake, Butch Duffney, M. Gyarmathy, T. Yasenchak, Robert Roeckle,

Noes: None
 Abstain: N. Querques and J. Sabanos

Dake, K. Case #640
 TM# 138.-2-86

516 Locust Grove Road
 Minor Subdivision

C. Dake recuses himself. Karen Dake is present. K. Dake states that originally she was in front of the Board for a 3 lot Minor Subdivision since then she has changed to a 2 lot Minor Subdivision. T. Yasenchak opens the public hearing at 7:13 p.m. No one is present for this project. T. Yasenchak states Miss Dake's application is in accordance to the Town's Zoning Regulations. K. Dake states that she is dividing her property into 1, 17 acres +/- lot and the other lot is 9 acres +/- . T. Yasenchak states that it also should be noted that the applicant has provided site distance for both driveways and showed they were in safe locations. C. Baker states he had 3 comments. The first one is that the site distance was on the map and that it meets ASSHTO site distance requirements. The second comment there are wetlands on the parcel and they are well beyond the 100' buffer so there is no need for delineation. The third comment is that the final maps have the notes that the Town always recommends. T. Yasenchak closes the public hearing at 7:16 p.m. The Board reviews SEQRA. T. Yasenchak asks C. Baker about the disturbance and how much will there be. C. Baker states it is only 1 new lot and the other lot is already developed, less than an acre will be disturbed. The Board continues to review SEQRA.

MOTION: B. Duffney
 SECOND: K. Conway

RESOLVED, the Planning Board completes Part II of the Short Form SEQRA. All questions are answered "no" and the second box is checked, indicating that this will not result in any significant negative environmental impacts for the Minor Subdivision of Karen Dake for property located at 516 Locust Grove Road, TM# TM# 138.-2-86

VOTE: Ayes: K. Conway,
 B. Duffney, M. Gyarmathy, T. Yasenchak, R. Roeckle,
 Noes: None
 Abstain: C. Dake
 Absent: J. Sabanos and N. Querques are absent

MOTION: K. Conway
 SECOND: B. Duffney

RESOLVED, the Planning Board hereby grants approval for Karen Dake for a Minor Subdivision at 516 Locust Grove Road, TM# 138.-2-86:

Ayes: K. Conway,
 B. Duffney, M. Gyarmathy, T. Yasenchak, and Robert Roeckle,
 Noes: None
 Abstain: C. Dake
 Absent: N. Querques and J. Sabanos

R. Roeckle states the existing house is the larger lot. The vacant lot is a keyhole lot.

Grassi, J. Case #647
TM# 151.-2-57

369 Grange Road
Major Subdivision

Justin Grassi is present. T. Yasenachak states this project was also noticed, but thinks that the Board is still waiting for more information. J. Grassi states no changes have been made yet. The reason is that they went back to the drawing board with the shared driveway. The road will be dedicated to the Town. This is a 14 lot Major Subdivision. There will be green space attached one lot to total a 33 acre lot. They are revisiting the shared driveway. DOH is reviewing the project. DEC will delineate the property and they will have a 100' buffer. T. Yasenachak opens the public hearing at 7:33 p.m. Kristen Everhart of 686 Locust Grove Road states that she does not want to see anymore major subdivisions. She is concerned about the ecosystem and the aquifer She owned a home in Malta in and when Global Foundries came in her well turned black. She feels that the Board needs to reach out to the Community. T. Yasenachak states that because the Board is waiting on more information on this project so the Board adjourns this project discussion and the public hearing at 7:37 p.m.

Peerless Groves, LLC Case # 649
TM# 125.-2-40.1 & 40.12

535 & 540 Locust Grove Road
Major Subdivision

T. Yasenachak recuses herself. R. Roeckle vice chair chairs the project. Scott Miller, Peter Loyola, and Mike Scoula are present. S. Miller states they received comments from C. Baker. He states that they are working with Kurt Bedore for the site distance and that is currently being updated. As soon as that is updated they will be getting it to the Board. They recently received a survey from Survey Associates they found that the wetlands were delineated in 2004 from a previous subdivision. DEC and they are going out to the site on June 22, 2021. There will be no need for ACOE (Christine DeLoria) to come out in situations like this unless there was a wetland permit needed. They do not plan on disturbing any of the wetlands. C. Baker asked them to show the disturbance areas and they have been added to the map as well. Not much has changed since 2004. Once they get the updated site distance they will get it to the Board. They are still presenting the subdivision as is. P. Loyola states that he was out there at the site. They are going to retain the equestrian sites on 2 lots both being 12 acre lots. They are taking advantage of the lots. They are not looking to jam lots in. Technically they could have done a 15 lot subdivision. They have no intent to maximize out the lots. He encourages the Board to visit the lot. They have the turn-offs all set and they are good with that. They will need to remove vegetation for the site distance. They are hoping to move on to a public hearing. C. Baker states that summarizes everything. He asks if the acreage of the disturbance on the map. S. Miller states 4.6 acres. They are still keeping it below 5 acres. B. Duffney states the turnarounds look like they are 300'. S. Miller states they are 30'x30' on lots 3 and lot 4 they added an additional 12'x30'. B. Duffney states that he met with the Fire Department they are requesting that the emergency vehicle turnarounds to be 12'x60' and at every 500' for the tankers. S. Miller states they are actually putting the turnarounds. B. Duffney states that they might want to look into the turn radius. R. Roeckle states the only other concern he would have is visibility. He asks if they have any language for the vegetation because the Board will have to see it. P. Loyola states they will provide easement language and the restrictions. He asks the Board if they want to set a public hearing. C. Baker does not feel there is an issue with the site distance because they have it. R. Roeckle asks it is on the map? C. Baker states yes. P. Loyola states that when they originally submitted this project

they need to provide the site stopping distance and that has been submitted. R. Roeckle asks if that has been submitted. P. Loyola states yes. B. Duffney states that the Board will need to see something in writing regarding lot 2 and the vegetation. P. Loyola states that they will get legal language to the Board from the center line in the road, the legal right of way. They feel it will be a vast improvement to the fence line. B. Duffney asks will there be planting inside or outside the fence. P. Loyola states there will be no planting outside the fence. M. Scoula states that he lives next door at 525 Locust Grove Road and they want to keep Greenfield green. He also wants the roads to be safe for everyone. The Board sets a public hearing for June 29, 2021.

US Light and Energy Case #648
Grove Road
TM# 163.2-90 & 91
SUP/SPR

370 Middle

T. Yasenchak returns to the Board T. Yasenchak states the applicant is not present for this case. T. Yasenchak states that the Board does not discuss a case if the applicant is not present. R. Roeckle states the residents are welcome to submit something in writing no later than 1 week before the/a meeting. T. Yasenchak states they can talk about the Board's process, but not the case. A resident asks can't you fine them. T. Yasenchak states no the Board cannot.

The Board adjourns at 8:07 p.m. All members in favor.

Respectfully submitted,

Kimberley McMahon
Planning Board Administrative Assistant