

TOWN OF GREENFIELD
Planning Board

November 8, 2022

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak Chair at 7:00 p.m. On roll call the following members are present: Tonya Yasenchak, Charlie Dake, Butch Duffney, Steve Licciardi, Beth Podhajecki, Joe Sabanos, and Clyde Ronk, Alternate. Robert Roeckle is absent. Charlie Baker is present. M. Waldron is absent. Clyde Ronk has full voting privileges.

Minutes

October 25, 2022

MOTION: C. Dake

SECOND: B. Duffney

RESOLVED, The Planning Board waives the reading of, and accepts the October 25, 2022 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, and C. Ronk

Noes: None

Abstain: T. Yasenchak

Absent: R. Roeckle

Bright Community Property Trust

TM# 150.-2-80

SUP

200 Hyspot Road

Matt Brobston (LA Group representative), Shawn Corp (Blaze & Truck representative), and Ryan Veitch are present for this application. M. Brobston states that they are seeking a Special Use Permit for property located at 200 Hyspot Road, in the MDR-1 District. He states that all the disturbance is less than 1 acre. The parcel is 220 acres. They are looking to keep their equipment inside and to be able to maintain the equipment. The offices are for the staff and a small conference room, along with a washroom and bathroom. They are proposing a 6,600 square foot garage with a loft above. They are proposing a new well and septic system. They will be improving the asphalt pavement. They will not be removing any trees. Shaw Corp states they are proposing a 70'x70' garage with maintenance bays and 14'x14' doors. On the left side of the garage will be the lift and on the right bay it is for a pickup truck. On the loft there will be a second bathroom with a full shower for anyone working on equipment and a small brake room. He states that the cupola is fake (just for looks) that will be lit at night. Door on both bays and a fake door in the middle. He states that the side elevation has limited windows and they are high up on the building to provide lighting. The back of the building the ceiling are 17' tall. They lowered the total pitch of the building 3.5" to meet the Code (35' is the Code). We've kind of tucked along the edge of the tree and sits here now I'm not really proposing take down any trees for this construction, nor disturb the existing retaining wall and wallets. T. Yasenchak states this is a Special Use Permit for an agricultural structure. She reads the Code.

She states that this is more like a garage/shed building. She asks what this will be used for. R. Veitch states that it will be used for their sugaring operation as well as for their equipment; there is also a brake area and a physical place to work on vehicles. T. Yasenchak asks what side of the road is the property on. R. Veitch states that it is on both sides of the road the southern side and the northern side. T. Yasenchak asks how often the equipment will be crossing the road. R. Veitch states typically once in the morning and then at the end of the day. T. Yasenchak asks if there is a driveway there. R. Veitch states yes, it is on the map. T. Yasenchak states that they have to have a public hearing for this project. J. Sabanos asks how many employees they have. R. Veitch states 7. J. Sabanos asks about the proposed parking lot. M. Brobston states that it is not proposed it is already a gravel parking lot there. J. Sabanos asks what the hours of business are. R. Veitch states 8 a.m.-4:30 p.m. J. Sabanos asks if there will be any lighting. M. Brobston states that the flood light are the only light and they turn on when they are there in the winter for snow removal. He states that there is a shower upstairs for anyone working with hazardous materials and that someone that has come in contact with can shower. J. Sabanos asks what kind of hazardous materials they will be working with. R. Veitch states oil, gas and diesel fuel. He states that if someone gets oil, gas, or diesel fuel on their clothes or them they can shower and get it off of them. It is a convenience for them. J. Sabanos asks what they grow there. R. Veitch states maple sugar, and seasonal items such as pumpkins, and corn stalks, things of that nature. B. Duffney states that he all for farming, this seems a little over kill for that being the only business there. R. Veitch states that everything they do is over kill. That is the way they like to do things. They will be storing there lawn equipment in there too. That is the way they like to do things. B. Duffney asks isn't the sugar shack only in the spring. R. Veitch states they also grow seasonal items such as pumpkins and corn stalks. B. Duffney asks are they grown behind the barn or at the sugar shack. R. Veitch states closer to the sugar shack. He states that currently they have wagon's there. B. Duffney states that he is pro farm. He asks about the lighting. R. Veitch states the lights are on timers there will not be any light pollution. He states that he is pro no light pollution. B. Duffney states that that is nice to have a shower there in case someone gets something on them. R. Veitch states that they take care of their employees. C. Dake states that he would like to see where the employees will be parking on the map. S. Licciardi asks if they are concerned drainage. M. Brobston states they are compact drips. The building will be quite a bit higher than the road. S. Licciardi states that he would like to see photometric. C. Baker states that he would like to see frontage and site distance on the plan. He would like to see the total amount of disturbance on the map. He states that the where the floor drains will be going into the subservice. He states that they will need to be approved and allowed by NYS DES and NYS DOH. Maybe come up with a holding tank. T. Yasenchak states that she would like to see the flood light photometric on the plans. She asks with the seasonal crops is it open to the public. R. Veitch states no, the barn is only for the equipment and the staff. T. Yasenchak states just to let you know we always like to look at the big picture because we want people to be successful. She states that if you chose to do something else that is not approved with this Special Use Permit they will have to come back in front of this Board. R. Veitch states right now their business model is online sales and wholesale. People are not coming to the property in droves. B. Duffney states that any retail will have to come in front of the Board for another Special Use Permit. R. Veitch states that currently everything they sell is strictly sold online or brought to the distributor. T. Yasenchak asks if there are any deliveries. R. Veitch states only UPS. T. Yasenchak asks about fuel. R. Veitch states not at this moment. T. Yasenchak asks that the fuel is brought in. R. Veitch states yes, currently it is on other property. T. Yasenchak states that she would like to see the site distance where they cross the road. She asks is there a sign. R. Veitch states only a tractor sign. T. Yasenchak asks what the width of the driveway is and would like that put on the map. M. Brobston asks if they have to get a Site Plan Review. T. Yasenchak states that is part of the Special Use Permit. She explains where is the Code it is located. She states that not

everything may be included and also review the Code for trash pickup. R. Veitch states it garbage pickup. There is a dumpster on site and it is residential garbage. M. Brobston states that currently it is next to the sugar shack. R. Veitch explains exactly where the garbage is located. B. Duffney states that he is not concerned about the trees. T. Yasenchack states that there are provisions for someone who is physically impaired there is ADA required for the parking. B. Duffney asks how long off the road will the building be. T. Yasenchak states 51'. B. Duffney states that that the reason that he asks is because he has met with the fire chief and they asked if the Board would require pulls offs for emergency vehicles every 500'. The Board sets a public hearing for November 29, 2022 provided that the requested information submitted by November 18, 2022 by close of business to the Building Department.

DISCUSSION

Cadoret J./Ray, B. Case #688
TM# 149.-1-105

Lot Line Adjustment
2 Hi Trek Drive

Brandon and Kristen Ray are present. T. Yasenchack states that this is a Lot line Adjustment and most of the time this can be done administratively and does not go in front of the Board. She states that the Board was not sure how to move forward with this so they contacted the Town Attorney. She reads a letter from the Town Attorney. T. Yasenchak asks C. Baker if he was the Town Engineer when the original subdivision was done. C. Baker states yes he was. T. Yasenchak states that she is not sure if she agrees with the Town Attorney. This was subdivided 25 years ago. The piece of property that is going to added to B. Ray's property id 16'in width. She states that maybe it was for a driveway, but in any instance who knows. C. Baker states that he is confused what the 16' is for. T. Yasenchak states that there is no purpose for it. C. Baker states that it does have purpose for Mr. Ray. T. Yasenchak states that the proposed transfer to Mr. Ray was not part of the original subdivision. C. Dake asks if the Board can make this determination. T. Yasenchak yes and asks how the Board feels about having a public hearing for this. B. Duffney states that he does not have any issues with this and he feels that the Board does not need to have a public hearing for this. S. Licciardi agrees and states that there is really no use of the property for the current owner.

MOTION: T. Yasenchak
SECOND: S. Licciardi

RESOLVED, that the Planning Board hereby grants approval for a Lot Line Adjustment for Jason and Sara Cadoret for property located at 2 Hi Trek Drive, TM #149.-1-105, due to the fact that the subdivision because it does not affect the original larger lot and, contingent upon:

- The Town of Greenfield receives documentation from the Cadoret's stating that they are in favor of this Lot Line Adjustment.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, T. Yasenchak, and C. Ronk

Noes: None

Abstain: None

Absent: R. Roeckle

Vince Walsh, 300 Greene Road asks for some communication regarding the Tupelo project he states that he submitted a letter to all the Boards and is making sure that the Board received it. T. Yasenchak states that the Board can only discuss process. There are not any other items on the agenda so the Board cannot discuss anything without the applicant present. She states that the Board did receive the letter and the secretary always provides the Board with all correspondence. V. Walsh states that it was discussed at the Town Board meeting for 1 hour and 30 minutes. He states that the Town Supervisor stated that he was going to check with NYS DEC and NYS DOH to make sure everything is being done properly. T. Yasenchak states that the process for the different Boards goes along with the Town Code. That might not include the same for the Planning Board. The Planning Board is not in the purview of Code Enforcement or the Zoning Board of Appeals. When the Planning Board deems an application complete is when it gets approval. V. Walsh asks if their comments should be in a public setting or can it be in writing. T. Yasenchak states that it can be both. V. Walsh asks how it work any incidents come up it goes in front of the Planning Board. T. Yasenchak states Code Enforcement not the Planning Board. B. Duffney states that when the Planning Board gets an application that is when it is front of them. T. Yasenchak explains how the applicant and Board move forward with a violation. J. Sabanos states that it is well within the rights to get the Board any and all information. B. Duffney states keep all communication and get it to the Board and the Board will ask the applicants. T. Yasenchak states the Board can't do anything if Code Enforcement hasn't. She states that the Board can't use it as a punishing tool. V. Walsh asks if he can look at the application. T. Yasenchak states that if he goes to the Building Department and if you would like a copy of anything then you would have to FOIL the information that you requested. V. Walsh asks when they will be back on the agenda. T. Yasenchak states that she does not know.

Meeting adjourned at 8:15 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board
Executive Secretary