

TOWN OF GREENFIELD
PLANNING BOARD

April 11, 2023

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, Joe Sabanos, Robert Roeckle, Clyde Ronk, alternate. Beth Podhajecki is absent. Charlie Baker is present. M. Waldron is absent. Clyde Ronk has full voting privileges for the eternity of the meeting.

Minutes

March 28, 2023

NOTION: B. Duffney

SECOND: J. Sabanos

RESOLVED, The Planning Board waives the reading of and accepts the March 28, 2023 Minutes with minor corrections.

VOTE:

Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, T. Yasenchak

Noes: None

Abstain: None

Absent: None

Old Business

Baldodano, M. Case #697
TM# 125.-1-55.2

SPR/MDR-2
3329 Rt. 9N

Madison Baldodano is present. M. Baldodano states that she added 2 parking spots and moved the farm stand to the left. C. Baker states the site distance is 265' and that is a far cry from what is required. C. Baker states 530' is required. T. Yasenchak states she was looking at it the opposite way. S. Licciardi agrees and states that he did the same. M. Baldodano states that the surveyor told her she had plenty of space. C. Baker states that M. Baldodano needs 610' looking to the left and 530' looking to the right for ASSHTO standards. T. Yasenchak states that this seems to be bad news. She states unless a traffic study was done. She states that site distance can be accomplished as easy as taking down a fence. This is a 55 mile per hour road and the Board needs to make sure that it is safe. Can the farm stand be moved to the other side of the property? M. Baldodano states that they are allowed to go in and out of their driveway. T. Yasenchak states that the Board only looks at what is in front of them. C. Baker states that this is an existing driveway and you are inviting people onto your property. It is stopping site distance that the Board is looking for. M. Baldodano states so that this can't happen at all. T. Yasenchak states maybe you can figure out another way. M. Baldodano asks about lowering the speed limit. T. Yasenchak states that this is a NYS road and the likelihood of

that happening is almost impossible. The Town would have to petition the State to have the speed limit lowered and in the past the Town has petitioned to lower the speed limit at different locations and it was never received. The Town Board would have to petition for that. M. Baldodano states it is a valid reason. C. Baker states it is highly unlikely and in the past the Town has asked a number of times to have speed limit lowered and it was never accomplished. T. Yasenchak states the Board was routing on you. Maybe a surveyor can work it out with you. B. Duffney states she is on the wrong side of the curve on the road. T. Yasenchak states that maybe M. Baldodano can do temporary sales or garage sales.

Sterling Engineering Case #690
TM# 151.-2-6

Brookview Mobile Home Park PUD
3499 Rt. 9N

Tyler Sweet is present. T. Sweet states that in December 2022 he received comments from the Board. He states that at the northern end of the property is residential housing. In the summer it will be obscured. He states that they have proper site distance on both sides of 9N. The Planned Unit Development (PUD) language states the Mobile Home lot sizes, the setbacks, and the clearing restrictions. T. Yasenchak states that there are a lot of details for a PUD in the DOT Highway design manual and site and stopping distance from 30" higher. She states put that statement in a narrative. She states that she would like to see it be in writing. T. Sweet states that they can do that. R. Roeckle states at the last meeting it was stated that they will be combining the PUD language to include the whole mobile home park. T. Sweet states that they did discuss that and felt that combining the 2 would would complicate the PUD. R. Roeckle states that it would be easier to have one set of rules. T. Sweet states that there are multiple historical codes and they just want to move forward and they moved the lots to the north. T. Sweet states they have a 50' buffer that is in additional to the traditional setbacks. R. Roeckle asks what about the roadway vegetation. T. Sweet states that they can plant more vegetation. R. Roeckle asks if they will be using the existing water distribution system. T. Sweet states that they will be using new wells and a sewage treatment plan. R. Roeckle asks if they are using the existing water system or will they be using a new one. T. Sweet states yes, they will be duplicating everything. R. Roeckle asks will they be using the same collection system. T. Sweet states they will be using a pump station. R. Roeckle states that they should check with the Assessor regarding the road names. C. Ronk states that he is concerned with the clearing by the road. J. Sabanos asks if there are any stormwater systems going in. T. Yasenchak states yes, they have not done it yet. The run-off for the roadways will be done. The Stormwater will be constructed down by the stream to the north. J. Sabanos asks about the lighting. T. Sweet states that there will be light posts at the northern corner and at the intersections. J. Sabanos asks if there will be lighting at the recreation area. T. Sweet states not now. B. Duffney asks how big is the mobile home park. T. Sweet states the existing park has 196 buildings, however they are not all building. B. Duffney asks how many acres is the mobile home park. T. Sweet states it is 73.7 acres. The expansion is for 40 units. B. Duffney states that the Greenfield School is small. He asks how many children are in the park now. T. Sweet states that n the current narrative shows it has decreased 10%. B. Duffney states that his granddaughters lived in Town and they had to attend Division Street School in Saratoga Springs. He asks how long has UMH owned the property. T. Sweet states it was purchased in the 1990's. B. Duffney states that the Board can give a 50' buffer for subdivisions and they re saying 100' buffer total. He feels the setbacks should be bigger especially with the neighborhood directly behind this project. C. Dake states that he is disappointed that it is not all one PUD. S. Licciardi asks that on the November 29, 2022 submittal there were 194 lots and now they show 196. T. Sweet states yes, at first, they did not include the office. S. Licciardi states in C. Baker's letter item number eight get a letter from the Fire Department verifying calls

to current park and the entire district. He would also like a 24"x36" map. T. Sweet states that he can do that. A gentleman in the audience asks if the neighbors can ask questions. T. Yasenchak explains that this is not a public hearing, however they will have a chance to speak about this project. C. Baker states that the biggest impact is the visual impacts and they when the Board reviews SEQRA they will see if there is any segmentation. He states that a photo simulation study needs to be addressed. T. Yasenchak agrees with C. Baker and states that this is a big swath of land and they are looking to clear cut everything then replant trees here and there. She states show the traffic study in the letter and she asks if the lighting is in the narrative. That should be in the municipal Zoning Code. T. Sweet states that they don't have done at this time, they will add it. T. Yasenchak states that in your chart 4A has the area and the setbacks. Should have what lots are added and the decks and porches should be shown in a table for the Building Department same as the Accessory structures. R. Roeckle states Accessory Structures verses lot line it needs to be cleaner and clearer. T. Sweet states that they will put it in the language. R. Roeckle put all the residential lots information together for clarification. T. Yasenchak asks if the utilities/water services who would be in charge of that would it be NYS DOH or Saratoga County. R. Roeckle states that he believes that it has always been Saratoga County. T. Sweet states that it has always been done by the County. T. Yasenchak states that the States is starting to regulate propane as of 2025 there will not be any propane ovens. She states that it is not relevant now. T. Sweet states that they can make them all electric appliances he does not know where they will be 2025. T. Yasenchak states that section 7 (of the plans) should be broke down and be part of the list. Have two points of reference. Same as fire protection. She states that she is not sure if there are legal requirements which should be listed out. She will check with Town Counsel. In the past some PUD's were not built out. R. Roeckle states that a PUD is their own Zoning District. It would be appropriate to phase the project. C. Baker states that there should be a description of that in the narrative. T. Yasenchak agrees that 50' buffer is not enough. T. Sweet states that along 9N they are making a 50' buffer. T. Yasenchak states that what C. Baker is saying is put some kind of buffer by the road and at the corners so that the lights are not shining into people's homes. She suggests some sort of sound attenuating buffers. C. Baker asks at the recreation area will there be some sort of lighting because people will congregate there. B. Duffney agrees and states that the Middle Grove Road park has been vandalized. C. Baker states that kids will congregate and party. T. Yasenchak states that she does not feel that the Board has enough information to review SEQRA at this point. R. Roeckle states that the Board won't know until May if they are the Lead Agency that reviews SEQRA. T. Yasenchak asks K. McMahon to send out Letter for Lead Agency to NYS DEC, NYS DOH, NYS DOT, Saratoga County Planning Department, and Saratoga County Department of Health requesting that the Town of Greenfield Planning Board be Lead Agency. She states T. Sweet should also get a letter from the Greenfield School/Saratoga Springs City School District, the Fire Department, and EMS. T. Sweet states that he can do that. T. Yasenchak asks K. McMahon to please make a note that we are waiting on response from Saratoga County. T. Sweet states that he feels confident that they will have everything that is needed for the May 30, 2023 meeting and asks if they could have a public hearing that evening. R. Roeckle asks if they want to set the public hearing for May 30, 2023. T. Sweet states yes. T. Yasenchak states a public hearing will be set for May 30, 2023.

Old Business & Public Hearing

Hal Raven is present. T. Yasenchak states that this project is a public hearing. H. Raven states that he made some minor changes and provided a photo for the sign and the rules for flagging. They will have off-site garbage dumpsters if they need garbage they will have residential garbage disposal. T. Yasenchak asks if hours of operation will only be on Friday's and Saturday's. H. Raven states that the trail runs seven days a week, they will only do events on Friday's and Saturday's. If someone calls for a wedding on a Monday he will accommodate them. He states that they clarified the hours of operation in the narrative. T. Yasenchak explains how a public hearing works. T. Yasenchak opens the public hearing at 8:08 p.m. T. Yasenchak states the Board will need an Interpretation from the Code Enforcement Officer and hope to get that before next meeting. T. Yasenchak adjourns the public hearing at 8:09 p.m. C. Baker agrees with the Board and feels that they need a letter from M. Waldron the Code Enforcement Officer.

MOTION: R. Roeckle

SECOND: B. Duffney

RESOLVED, The Planning Board requests a written Interpretation from the Town of Greenfield Code Enforcement Officer by the April 25, 2023 meeting.

VOTE:

Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, T. Yasenchak

Noes: None

Abstain: None

Absent: None

Kilmer, M. Case #699
TM# 149.-1-120

Minor Subdivision/LDR
20 Kilmer Road

Michell Kilmer is present. B. Duffney recuses himself. M. Kilmer states that they are having someone from NYS DEC come out to the property this coming week and she will get a letter from them. They don't have to do any clearing on lot 2 and lot 1 they will be doing some clearing. C. Baker states that he would like to see the location of the house, septic system, and the well on the plans. M. Kilmer states that they do not want to move the driveway for lot 3 because her husband parks his logging truck there every day. She asks if the Board issues waivers for things of this nature. T. Yasenchak states that the Board does not do waivers for that. M. Kilmer asks if they have to move the driveway at lot 3. R. Roeckle states shrubs can be cut. It should be completely cleared there because it goes up the hill. He states that he is not sure where it is measured from. You could ask your surveyor. T. Yasenchak states the Assessor has a question about a structure on the property. M. Kilmer states that is an old cabin that is non-residential. She states it has been there forever, there isn't any electricity it is a non-conditioned out building. R. Roeckle states that he would like an Interpretation from M. Waldron for this parcel. M. Kilmer states that originally their parcel was 15-acre lot their intent is to do a Lot Line Adjustment for lot 3. R. Roeckle states put a note on the plans stating that. M. Kilmer states that they don't want to pay separate taxes on both the parcels that is why they want to do the Lot Line Adjustment. R. Roeckle states that lot will need an Area Variance to build on. T. Yasenchak opens the public hearing at 8:25 p.m. no one is present to speak about this project T. Yasenchak closes the public hearing at 8:26 p.m.

New Business

Sondhof, A. Case #700
 TM# 152.-1-17.2

SPR/MDR-2
 163 Daniels Road

Axel Sondhof is present. B. Duffney re-joins the Board. A. Sondhof states that he is the Equine Veterinarian on Daniels Road. In 2019 he build veterinarian office and now he is looking to expand a 4-6 stall barn adjacent to the hospital for the busy months (which is mainly the summer months). He is proposing a 36'x36' barn west of the original building. This will mostly be seasonal use. T. Yasenchak asks if A. Sonhof has a copy of the original site plan that was approved. A. Sondhof states that he provided part of the original site plan. T. Yasenchak states that she would like to see where the manure is. A. Sondhof states that basically everything was reversed. B. Duffney asks if he ran into ledge there? A. Sondhof states yes, it was corrected that is why he chose this map. The original won't show where everything is located. T. Yasenchak states that A. Sondhof is in front of the Board for a Site Plan Review and they require specific items on the map. R. Roeckle states that the original Site Plan Review is in the vault and he will get it the next time his in the office. A. Sondhof states that nothing really changed. T. Yasenchak states that the Board still needs to see it. R. Roeckle states that this property is to the east of the rail road tracks. T. Yasenchak states that the map is so small she feels that they need to see the original Site Plan. She states that the Board can't set a precedent. This original plan was approved 8 years ago. A. Sondhof states that he understands what the Board is asking for. That Site Plan was several pages which page is the Board looking for. T. Yasenchak states that whoever drew up the original plans should be able to help you with that. A. Sondhof states that if he has to go back to the original architect he won't be able to do this project it will cost too much. R. Roeckle states check the "as built". T. Yasenchak states that a surveyor should be able to help you with this. There is no need for A. Sondhof to use an architect. A surveyor can go out and shoot locations for the plan. C. Baker states that he would like to see a drainage plan and stormwater plan. T. Yasenchak states she feels this is a great project and she is glad that he is in Town. The Board needs certain level of details. J. Sabanos asks if the driveway is paved. A. Sondhof states gravel for most of the driveway, but it is paved up at the entrance of the clinic. B. Duffney states that he feels the equine veterinarian hospital is an asset to the Town.

 C. Baker states that he provided a letter to the Board regarding the Miles 1. LLC minor subdivision and he is satisfied with everything that was provided for this project. T. Yasenchak states that she saw that and thanked him for providing it.

 Meeting adjourned at 8:45 p.m. All members in favor

Respectfully submitted by,

Kimberley McMahan
 Planning Board Executive Secretary