

**TOWN OF GREENFIELD**  
**Planning Board**

**February 14, 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, S. Licciardi, Beth Podhajecki, Joe Sabanos, Robert Roeckle, and Clyde Ronk, Alternate. Charlie Baker is present. M. Waldron is absent.

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Minutes

January 31, 2023

Minutes to be reviewed at the next meeting.

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Companion, S. Case #694  
TM# 149.-1-40.4

Sketch Plan Minor Subdivision  
81 Kilmer Road

Steve Companion is present. S. Companion states that he has owned the property for 20 years. He states that there are wetlands on lot 2. He states that he met with the Town of Greenfield Highway Superintendent Justin Burwell for the driveways to make sure that the site distance was good. He states that for lot 1 he has 270' lot 2 has 336' and for the lot 3 he has 300'. He is hoping to have the subdivision completed by June so that the people he has a contract to sell will be able to break ground to build a single-family-residents there. T. Yasenchak explains how sketch plan review works. She states that the setbacks need to be shown on the plan along with the proposed locations of the houses, septic systems, and wells. The surveyor needs to show the line of site distance and it needs to be ASSHTO inner-section site distance. A limit of clearing will also need to be shown on the plans. S. Companion states that he is not building anything on the other lots. T. Yasenchak states the Board cannot create an unbuildable lot. R. Roeckle states that he would like to see limits of clearing. He states that show the wetlands, buffer, septic system, well, and a house. S. Companion states that if he has to get a NYS DEC permit to have a driveway. He states that it may not be even worth doing 3 lots. R. Roeckle states that S. Companion might want to get that done before the final subdivision. S. Companion states that he has invested a lot of time and money on this already. He states that maybe he will do 2 lots subdivision instead of 3 lots. S. Licciardi states he would like to see the dimensions on the lot. S. Companion explains that the wetlands are larger now than they were 20 years ago. C. Dake states whether it is 2 lots or 3 lots site distance needs to be on the plans. C. Baker states that T. Yasenchak has covered everything. The site distance needs to be provided. He thinks that there is a problem with that. S. Companion states that it is 30 m.p.h. on the road. C. Baker states regardless it still needs to be done. T. Yasenchak states that the Board needs to have the driveway permit and J. Burwell can't allow it NYS DEC has too. S. Companion asks how wide does a driveway have to be. R. Roeckle states a minimum of 12', however bigger is better.

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Tupelo Community Forest Case #680  
TM# 113.-1-35.1 & 35.2

SPR/SUP  
250 & 280 Greene Road

C. Dake recuses himself. John Cannie is present. J. Cannie states that the applicants are seeking a Special Use Permit for property located at 250 and 280 Greene Road. He provides a power point via his computer for the Board. He states that the ZBA made an Interpretation that this is not a structure for the setbacks. They are working with Saratoga Plan. The parking area will be gravel. He states that this is a 3-mile trail system. No land is being disturbed. The parking area has expanded. He states that 18' requirement for a driveway width and 3 parking spots for trailers. Saratoga Plan will be doing all the maintenance. The snow removal will be done by a private person/company. He reviews the Code with the Board. T. Yasenchak states that she does not think that J. Cannie needs to review the Code with the Board. She states that they Board requires everything on the plan and the Board has asked for it and has yet to see it. J. Cannie asks if the Board can provide a list for him. T. Yasenchak states it is all in our Code. R. Roeckle states that the Conservation Easement with Saratoga Plan, the maintenance, the snow removal maintenance all needs to be shown on the plan. Show everything on the Site Plan. He asks if the trailers can turn around because it does not look like they can. T. Yasenchak states that when groups go together there could be multiple people there at once. B. Podhajecki asks if the Board should review the Short Form SEQRA or the Long Form SEQRA? She is concerned about this. She feels that question 13 b in the Short Form SEQRA should be answered yes. J. Cannie states that they have a letter from Jed Hayden from NYS DEC. B. Podhajecki states this is existing with nature and she questions if the Board should review the Long Form SEQRA. T. Yasenchak states that the Board has not made that determination yet. J. Sabanos states it looks like people could go outside the trail system. T. Yasenchak states if the trail is dumping out onto the road and it is NYS owned land the Planning Board can't do anything about it. It is not the Planning Board's jurisdiction. She states that the applicant did go in front of the ZBA for an Interpretation. The ZBA determined that there are not any structures there. She states that the Board can asks for buffers. It can be natural. J. Sabanos states like knocked down trees. B. Duffney states that people don't read and or listen or they ignore. He states that he has been approached by 2 or more fire fighters and they use an Argo 6-wheeler for EMS rescues. If someone gets hurt at the furthest part of the trail system how are the fire fighters to get someone hurt out from back there. This is a safety issue for him. Perhaps provide a letter from the Fire Commissioner or the Fire Chief. He states that there is NYS land all around except to the right and the east. People are nosey and go on the other people's property. People need to be respectful. It is a safety issue. J. Cannie states that it is not a camp ground on the property to the east. B. Duffney states that it is not his place to work things out with the neighbor's, he is just trying to help. B. Podhajecki states that this project was done before they received a Special Use Permit and the Planning Board has addressed and set a public hearing. S. Licciardi states that it looks like there is a discrepancy on the trails. Are they all on the map. J. Cannie states no only the ones closest to the east of the property. S. Licciardi states that there is a discrepancy with the map and he states that he does not know how to make a determination with only some of the trail shown on the map. J. Cannie states that they are not cutting any trees. C. Baker states that he is mimicking the Board's comments. He states that he does not feel that they provide a survey. His concerns are the parking and he agrees with R. Roeckle that the map is not functional and it needs to show the turning radius. T. Yasenchak states that she agrees with C. Baker. She states that this is not standard design. Where are the bollards, the handicapped parking? It has to be ADA accessible. She reads the Code for a Special Use Permit she states that the merging of the 2 properties needs to be shown on the plan. The Creighton Manning report is not shown on the Site Plan. She concurs with R. Roeckle about the Conservation Easement from Saratoga Plan needs to be on the plan. She states that the Special Use Permit goes with the owner/applicant

and if the owner changes then it will have to come back in front of the Planning Board. She reads the requirements of a Special Use Permit. J. Cannie states that part of his concern is to maintain the rural nature use. He is not sure that he can keep that. T. Yasenchak states be creative, use natural resources such as rocks or trees. She understands that it can't go all the way around the whole parcel. B. Duffney states that possibly discontinued those trails that are to the east. Just a thought. T. Yasenchak states that our Code has already been determined by the ZBA. That is not the Planning Board call. B. Podhajecki understands that. Why can't they straighten the trail out? She asks don't they want to please the neighbors? J. Sabanos states large rocks are a good idea or down trees. B. Duffney states that there is plenty of dead wood there. J. Cannie asks if that should be shown on the Site Plan. J. Sabanos states that any trail that turns close to the neighbor's property should be moved away from that property. T. Yasenchak states that Whiteface has biking trails and they have down trees and rocks as buffers. She states that the Board has asked for a Management Plan. The Board wants to see how it will be managed in 10 years. She states that the Board wants everyone to be successful. She asks C. Baker if it is appropriate it could be a problem because of the wetlands. C. Baker states that he is not sure. S. Licciardi asks can't it be part of the easement. T. Yasenchak states in the Adirondack Park Manual limits drainage and it limits biking in the Spring because of all the water. B. Duffney states that the Skidmore Trail System is pretty sloppy. T. Yasenchak states that for a Special Use Permit the Board has a list from A-Q and she reads the Code. She states that at Whiteface they do allow biking in the winter. This project is on private property and the public is coming onto it and they need to discourage people from going onto the neighbor's property. T. Yasenchak opens the public hearing at 8:15 p.m. She explains how the public hearing work. She states that the Board has received all the correspondence. If someone submits correspondence for the Board to review they need to supply enough for the entire Board and the secretary. Staff will not be making copies for the Board members. Karen Wadsworth, Locust Grove Road, states that Will Aldrich has set this conflict in place. She reads a letter to the Board stating the impacts on the Walsh's property and the eco-system. The NYS DEC biologists should walk the entire trail system not just a portion of the trails. She asks if the Special Use Permit proposed is in harmony with the neighbor's and the public. She asks about any mitigation can be done. Erika Walsh, Greene Road, reads a letter and states that the applicant didn't get approval for this. This goes against the Town's Comprehensive Plan. This alters them the use of their property. Vince Wash, Greene Road, states that he is not anti-mountain biking only when it pertains to the eco-system and the wild life and the water source. The drainage swails are not accounted for. With every new submission there are new and more concerns. The map now shows 4 streams. Electrical bikes are not allowed on any NYS DEC properties. Claudia Braymer, the Walsh's attorney, states will they neighboring land owners will have a negative impact on their land. J. Cannie states that is duplicative to the Walsh's comments. T. Yasenchak states that J. Cannie does not have a right to speak on how the Board runs their public hearings. C. Braymer has a right to speak. C. Braymer states this is 2.74 miles of trails. She states that it is over 1 acre of wetlands and in the northeast of the plan are not designated by NYS DEC. She would like NYS DEC to go out and revisit the site, this time visit the entire site. James North, Greene Road, states that the ZBA can't be arbitrary and he feels that the Planning Board is. He feels that the trails are safe. There have not been any accidents at on the trail system. People have been on the trails for years. The trails were built to maintain themselves. Young people need to have a chance to get out into nature. Anna Layaway, President of Saratoga Shredders, states that she is a geologist and she has taught in the ant-artic. Biking on trails is a low impact way for young people to get out into the woods. T. Yasenchak asks the Board how they feel about adjourning or closing the public hearing. The Board agrees to adjourn the public hearing. T. Yasenchak adjourns the public at 8:44 p.m. He asks how many bikes will be there on an average at a time? J. Cannie states 5-13 vehicles at a time. B. Duffney asks how many bikers at one time. J.

Cannie states that it depends on how many shows up at a time. B. Duffney states that Mr. North stated that there have not been any accidents on the trail system and he does not want to see any. He does not want to see anyone young or old getting hurt. Safety always comes first. J. Sabanos asks where does the Planning Board's responsibility lie. Is it up to the Planning Board. T. Yasenchak states yes, and we/the Board can reach out to other agencies. She states that she will reach out to Town Council regarding segmentation and to see if the if it is necessary for a full SWPPP. She states that the way the trails are constructed does limit erosion and make it better. C. Ronk asks if the limitation of the parking is up to NYS DEC or this Board? T. Yasenchak states no, it is up to the Board. R. Roeckle states at the last meeting what was proposed was adequate. C. Ronk asks what about the trailer parking. R. Roeckle states yes. J. Cannie states that he is wondering if he can poll the Board about the parking area it is on the west side of the property and that is where the trails run off of. T. Yasenchak states she feels that they don't need 3 trail parking spots. One is enough. B. Duffney states that maybe another parking area for trailer parking only. That might take care of the parking. R. Roeckle states that he feels that the parking should be in one area. B. Duffney states that he is just throwing it out there. J. Sabanos states this is a safety issue. T. Yasenchak states that there is always a way to achieve their goal. She states that the Board can't police people. B. Podhajecki states erosion is going to happen. She states that they mentioned cut brush that was left where it was cut and she can attest that after 40 years of farming they will die. With potential groups coming onto this property or being shuttled to the property. It's a lot and she wish that the Board had seen it before it opened and she feels that where the parking area is terrible and she feels strongly about this. She states that when she applied for her Special Use Permit she had to travel from out of State. This has created a mess by not applying for it before the Town had to shut it down. J. Cannie states we all wish he had done this differently. T. Yasenchak states that we can only move on from here. B. Duffney asks has he done this in other states. He states that the Board can possibly approve the project for a year and then have them back in front of the Board to make a permeant decision. T. Yasenchak states the Board has been put in a difficult position and it was done and she agrees with B. Podhajecki and this is putting the Planning Board in a hard spot. The Board could do that we have done that a few times in the past. R. Roeckle states can we contact Blue Niels to possibly decide of disturbance? S. Licciardi requested if the trails were delineated from the center or the edge.. B. Duffney states that there could be a couple 100 people there at a time if people are being shuttled in. J. Cannie states that the Board would like to see on a map the Conservation Easement, bollards for parking and signage and details where the bollards are going to be, the placement of the natural buffers on the east of the property, letters from the Fire Commissioner/Fire Chief, all the trails on the survey, show the turning radius of the trailer parking spot. T. Yasenchak states yes, that all needs to be shown. J. Cannie states NYS Compliance parking pots and site distance on the plans. T. Yasenchak states that it needs to be ASSHTO Standards and show the maintenance and the details about the drainage. R. Roeckle states yes, the detail of the drainage and how it works. J. Sabanos states that he would like to see a letter from NYS DEC stating that they have reviewed the entire trail system. T. Yasenchak agrees and states yes, all the trails. J. Sabanos states that the plan does not show the entire layout of the trail system. T. Yasenchak states that in the past they have required it. J. Sabanos states that should suffice our questions. S. Licciardi states that the wetlands don't include the buffer more detail would be helpful. J. Cannie states that it is not there and it is not required. T. Yasenchak states a letter from NYS DEC will help and she feels it should address the properly. T. Yasenchak asks K. McMahon to send out a letter to NYS DEC requesting that the Planning Board be lead agency for SEQRA. B. Podhajecki asks what the free ride area is on the map. T. Yasenchak states that needs to be addressed. C. Baker states that he would like the Board to asks Town Counsel about the segmentation and if the Long Form or Short Form SEQRA needs to be reviewed.

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**DISCUSSION**

J. Sabanos states that at the Saratoga County Planning and Zoning Conference one of the classes he took was about repercussions for people with violations. He asks what is the proposing for the Planning Board. He states that he is tired of getting stepped on by people that receive violations and the Planning Board has to approve them. T. Yasenchak states the they need to talk to the Town Board and she does agree. She states that it would need to be written in the Code. J. Sabanos would like to see a moratorium for solar. R. Roeckle states we have a moratorium on ground mount solar. T. Yasenchak states that there are a lot of gaps in the Zoning and it needs to be taken care of. She states let's continue this discussion at our next meeting.

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Meeting adjourned at 9:27 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
Planning Board Executive Secretary

