

TOWN OF GREENFIELD
PLANNING BOARD

June 13, 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, Beth Podhajecki, Joe Sabanos, Robert Roeckle, and Clyde Ronk, alternate. Charlie Baker is present. Justin Reckner is present.

Minutes

May 30, 2023

Minutes will be reviewed at the next meeting.

LaFond, M. Case # 703
TM# 112.-1-24.11

LDR/Major Subdivision
18 Griffin Road

Melanie LaFond is present. T. Yasenchak states this project is a public hearing. M. Lafond states that she owns 50 acres on the corner of Locust Grove Road and Griffin Road. She is looking to make 5 lots out of the 50 acres all at 10 acres a piece for single family residents and the character of the property won't change. T. Yasenchak opens the public hearing at 7:05 p.m. Because the Board has just received the maps this evening the Board will probably adjourn the public hearing. She states that this is in the Low Density Residential (LDR) District exceed 6 acres per lot and all of these lots will be 9.5 to 10.5 acres. None of the lots will ever be able to be subdivided. She explains how a public hearing works. Pam Howard, 953 Locust Grove Road, states that Della Kenyon's property is 968 Locust Grove Road, she is concerned about the water draw. She asks if the Board looks into that. Their water was fine until recently. A couple of years ago our water turned to rust. Monika Germain, states that she agrees with Pam Howard. Her mother lives at 960 Locust Grove Road and she has had a lot of problems with her water. Her mother has to wait to do laundry. T. Yasenchak states that no one else is present to speak about this project she asks the Board how they feel about adjourning the public hearing. The Board agrees. She adjourns the public hearing at 7:10 p.m. M. LaFond states that her surveyor didn't know how to do the SWPPP. T. Yasenchak states that with the Board looks at SWPPP as a whole. M. LaFond asks if an engineer can do the SWPPP. T. Yasenchak states yes. M. LaFond asks that the public hearing not closed. T. Yasenchak explains how it works when the Board adjourns the public hearing. The Town Engineer and the Board have to have time to review the maps. B. Duffney states that they usually do adjourn projects. The Board and the Town Engineer needs to review the map and that also gives the public an opportunity to review the file.

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

SPR/SUP
250 & 280 Greene Road

John Cannie and Aaron Vera are present. C. Dake recuses himself. C. Ronk has full voting privileges for this project. T. Yasenchak states that the Board adjourned this project the last time this was in front of the Board. J. Cannie states that this project is in front of the Board for a Special Use Permit(SUP)/Site Plan Review(SPR) approval in the Low Density Residential (LDR) District. Currently it is 2 parcels and it will be combined to make 1 parcel for mountain biking, walking, and running trail system. They have revised the Site Plan and added a note with a note for the snow removal. The hour of operation where added for the Code Enforcement Officer. It will be opened 7 days a week dawn to dusk. They are going to be removing some trees in the front of the parking area and adding 11 new mature to height trees to conform to the proposal along the southern border of the property. They are looking to keep it as natural as possible. They feel if the parking area is open as possible it will be more of a safety issue if people can see into the parking area hopefully they will not pull into the parking area if there aren't any spots to park in. There is a stone wall there now. He states that he met Jon Davis (Town of Greenfield Fire Chief) and Justin Reckner (Town of Greenfield Zoning Administrator/Code Enforcement Officer). J. Davis stated that they needed to widen the trail so that they can get the all-terrain vehicle back there in case of an emergency. He is also looking for reflective signs so that the rescuers can see the signs in the dark. Both requests the applicant is willing to do if the Planning Board requests that. B. Duffney states that he is glad that everything worked out. He states that if the Fire Chief is fine with it than so is he. He thanks him for doing that. He feels that it will be safer if people can see the parking lot from the road. He asks if the Board can do a waiver for the buffer. J. Cannie states that there isn't a house directly across the street. Vince Walsh states that there is a house directly across the street. T. Yasenchak tells V. Walsh to stop the public hearing is not open. V. Walsh asks J. Cannie if he has a problem with him. J. Cannie states yes, he does. T. Yasenchak states stop this behavior. T. Yasenchak asks the Board what are their thoughts on the buffer at the front of the parking area. R. Roeckle asks if the trees will be staying. J. Cannie states that some trees will need to be removed. Especially one's that are on their property. R. Roeckle asks if they are being moved for drainage. J. Cannie states yes. T. Yasenchak asks if what are R. Roeckle's thoughts on the buffer. R. Roeckle states that he could go either way. B. Podhajecki states she does not have a strong opinion on the buffer she would side with the waiver. She reads Beth Magee's letter and states that she is confused she is not sure how Jed Hayden (NYS DEC) can say that. These trails were created for small children. She states that she does not know how children will get through the trails with heavy rain. Dogs should be leashed. When the trail system is closed there should be a gate and it should be locked. She feels that dawn to dusk is too long to be opened especially in June. J. Sabanos states that J. Davis's recommendations are good. She does not sure if the Board can do a waiver, but he is in favor of it if they can. She is concerned about the streams. She feels that maybe the Board can issue a conditional approval for 1 year and he feels NYS DEC should go out there. B. Podhajecki states the noise is an issue for her and she would like to see the gate closed when the trails are closed. T. Yasenchak states that this project is for a Special Use Permit and if there are any expansions or change will have to come back in front of the Board. S. Licciardi agree with the Board and states that he is fine with the buffer and would be good with a 6-month approval. T. Yasenchak states she has been reviewing all the minutes and she and she feels that dawn to dusk she does not agree with them until dusk. She would like them to give a specific time she states that she is not trying to micromanage. J. Cannie states that open at 7:00 a.m. and they will come up with a closing time. She asks the Board how they feel. T. Yasenchak states that she would like a note on the plans stating the widening of the trails. She reads J. Davis/Fire Chief's letter. Fires happen all the time and it isn't just for rescues. Jed Hayden's letter is based on possible violations nowhere does the letter state that the plans were reviewed. She states that she would like something in writing stating that they were reviewed. She states that in the February

14, 2023 minutes states that the Board asked for a letter from J. Hayden stating that he reviewed the plans. J. Cannie states they submitted a letter in July 2022 and on February 14, 2023 and now the Board is requesting another letter and wait for it. T. Yasenchak states that wait until tomorrow and it is out the Planning Boards hands. J. Cannie asks how was that communicated? T. Yasenchak states it was a phone call. She states that she is willing to waiver the buffer. J. Cannie states that they are proposing 11 new trees planted. R. Roeckle asks what species are on the property is its Northern Bayberry because they are not a native tree. J. Cannie states that they are proposing a partial buffer. B. Duffney states that Hemlock trees are no native trees and you can't see through them. B. Podhajecki agrees with B. Duffney and states that are not dense. She states try native trees. C. Ronk states that if you are removing trees they should replant trees and space them out. T. Yasenchak states that she agrees with the Board members and states plant 6 new native trees. S. Licciardi states that he agrees they should be native species. T. Yasenchak explains a Special Use Permit and the buffer between both parcels. C. Baker states that the Board should see what it looks like after 1 year if the Board approves this project. T. Yasenchak states that for parking spots need to be 9' x 19'. J. Cannie states that is what is on the plan. T. Yasenchak states no, it states 18' on the plan and she understands how that happens. It just needs to right on the plan. R. Roeckle states look at the signage dogs are allowed on a leash and the public needs to remove all of their waste. In other word's no trace of any garbage. Carry in carry out. B. Podhajecki asks how will that be maintained. T. Yasenchak states that will be the Code Enforcement Officer or Dog Control. As far as the noise the Board can't limit other property owner's that are maintaining their property. The Town does have a noise ordinance however it is extremely limited. T. Yasenchak states that the hours need to be clarified, Fire Chief has requested the trails to be widened, the 6-tree species, and the Board is waiting on a letter from NYS DEC. B. Duffney asks if the Board can request a letter from Code Enforcement. T. Yasenchak states Code Enforcement is for any maintenance issues. This is private property and this would be regulated under NYS DEC. B. Duffney states that he is not trying to make things difficult. This is a safety issue for him. T. Yasenchak opens the public hearing at 7:57 p.m. and explains how a public hearing works. Vince Walsh, 300 Greene Road, states that he has provided several letters to the Board. The easement language has yet to be submitted. He feels this is a detrimental to the wildlife and their property. At the Snook Hill trail system there is a perennial stream and they had to move the parking area. JM Service had to plant trees there to buffer. He states that over the weekend they had to Sheriff's because there were dirt bikes in there at 9:30 Saturday night for a half hour. He states that they have had to call the cops, NYS DEC, and Code Enforcement several times and we rely on all of these agencies. They had to call the Sheriff's last Karen Wadsworth, Locust Grove Road, states the at some point during the review of this project someone stated that SWPPP does not have to be reviewed by NYS DEC and that is not true. She spoke to NYS DEC and they told her that it is required. She reads her letter to the Board not in favor of this project. Claudia Braymer states that they have had 2 requests 1. Moved trails away from the Walsh's property the cluster the trails in the middle of the property there are wetlands on the northeast of the property. 2. Have landscape buffers adjacent to the property. Dirt bikes be prohibited on the property. Sunshine Stewart states that she has been on the trails and now they can't get on the property because it is closed. She states that dirt bikes should be prohibited. She states that she has permission to be on the property from the owner. Erika Walsh, 300 Greene Road, states that Will Aldrich has no control of the property. There is no plan to minimizing the construction of the property this is a recreational facility on a rural road and it will be open to the public. People are trespassing onto their property, dogs are running loose, people are training coon hounds on the property. There is no privacy for their own property. They have motorized leaf blowers on the property. If this project is approved please approve it for 1 year and see what happens when the year is up. Ann Sophie, Middle Grove Road, states that she is the President of Saratoga Shredders. She states that she enjoys

biking. This trail system is easy to learn how-to cross-country skiing on. Jane Varian states that she feels a 1-year conditional approval would be fair. Marcella Hammer, states that she is on the Board of Shredders and she applauds the Planning Board. She works with kids to get them biking. She asks that once everything is submitted that has been requested by the Board they get approval. James North, 315 Greene Road, he is in favor of this project, however he does not feel motorized vehicles should be prohibited. Michael Brown, Gansevoort, states that he has been to several trails systems and for the most part people tend to take care of the property (their garbage). He does not want to see any motorized vehicles on the trails. T. Yasenchak asks the Board how do they feel about adjourning the public hearing. This is a tedious process. The Board is hear to listen to everyone. The Board agrees to adjourn the public hearing. J. Cannie states just for clarification he wants to make sure what is needed. He states the hours of the trail system, the widening of the trails, 6 Hemlock trees planted. T. Yasenchak states that they are also waiting from NYS DEC for a letter stating that they have reviewed the plan and the Board wants to see that in writing. J. Sabanos asks if all projects of this nature go in front of NYS DEC or Army Corp of Engineering. T. Yasenchak states yes. T. Yasenchak adjourns the public hearing at 8:25 p.m. T. Yasenchak states that once final construction is complete and Code Enforcement goes there the Board will see this project back in front of them in 1 year from then. R. Roeckle states that possibly put a sign that states no motorized vehicles. J. Cannie asks what is classifies as a motorized vehicle. R. Roeckle states a fully electric vehicle. B. Duffney states we will just keep moving forward with the process.

Brookview Mobile Home Park Case #690
TM# 151.-2-5

PUD
3499 Rt. 9N

Tyler Sweet is present. T. Yasenchak states that they are in front of the Board for the review of the Planned Unit Development (PUD). They are not reviewing the full Site Plan Review. That is the purview of the Town Board. The Planning Board is only reviewing Planning and environmental issues. T. Yasenchak asks the public to be respectful of everyone. T. Sweet states that Dave Engle and Jeff York are present. This parcel is a 73.8-acre parcel. Currently they have 196 units in the park. They have not expanded in a few years. They are just now filling in the last 20 units. They are seeking to expand to the north and add 40 new mobile homes with 2 recreational facilities on the parcel. There will be 1 road coming out onto Route 9N. The sight plan is constrained to the center parcel and the eastern portion of the parcel is designated NYS DEC wetlands requires a 100' buffer and to the western portion of the wetlands is A.C.O.E. He states that no setbacks are needed for A.C.O.E. They are clearing 16.4 acres. Sight plan density is 1.9 acres per unit. The areas in yellow are the ridge line and maybe people will the roof. It may or may not be seen. There will be .05 acres above the thresh hole on Route 9N access. They have sight distance 700' to the north and 500' to the south. The water and sewer will all be tied into the current ones. Currently they have 79,000 gallons of water per day there is 33,000 gallons on an average. The well capacity is redundant. They will install a new well and water treatment system that is modern. The water treatment regulated by NYS DOH and Saratoga County. T. Yasenchak states that she explains how a public hearing works. She asks not to be rude. Please be respectful of the applicant, the Planning Board members, and everyone in here. T. Sweet states that they are holding off on submitting the Sight Plan submission. He states that ball park moved to the north. T. Yasenchak explains this is only in front of the Planning Board for an advisory opinion for a referral to the Town Board. She states that this is a fairly lengthy process. T. Yasenchak asks T. Sweet to explain the road going through and she states that she knows that there will be a lot of construction going on. T. Sweet states that they looked at a number of different areas. He states that there are multiple entrances. Manor Court may need to be widened. T. Yasenchak

states that they will need to look into a traffic report. B. Podhajecki states and asks if there is any way to avoid putting in a new road. J. Sabanos asks if there will be street lights or light posts in the park. T. Sweet states small outdoor light posts and they will be minimum loom and he can put that on the plan. T. Yasenchak states that was discussed at the last meeting. J. Sabanos asks if there will be emergency power for the waste water treatment plan and for the residents. T. Yasenchak states that NYS requires it for waste water treatment plans. J. Sabanos asks if each unit will have a generator. T. Sweet states no the appliances will all be electric and there is a noise ordinance. J. Sabanos states that they won't be able to do it because the generators would be propane and with the new rules coming into effect with propane. B. Duffney asks if there will be one new well. T. Sweet states yes at the southern end of new area adjacent to the waste water. The new well only needs to be rated a 13 gallon per minutes per NYS DOH. T. Yasenchak asks if that is per minute. T. Sweet states that the well will get a rating if it doesn't they will have to find a different location for it. B. Duffney asks how deep does the well need to be. T. Sweet states he would need to look that up. B. Duffney asks if there will be a water tank for back up. T. Sweet states that there is no significant one at this time. B. Duffney asks how far from the property line. B. Duffney states the neighboring properties. T. Sweet states 800'-1,000'. B. Duffney states that it is a safety issue to him. The capacity of our school is limited. There is already 196 units now in the park. In the narrative it states that there are 29 grade school children now. T. Sweet states that they will more than likely go to another school in the district. B. Duffney states that he does not think that is right. T. Yasenchak states they will ask for a letter from Saratoga Springs School District. B. Duffney asks if there will be fire hydrants in the park. T. Sweet states no, not at this time. They have one now only to flush the drains it is not for fires. They have nothing new proposed for that. B. Duffney states that The Town of Greenfield Fire Department is second to none. He asks what is the prediction of excess water. T. Sweet states that now there is 44,000 gallons per day. During peak days it can be up to 8,000 in any day. He states that typically sized over that. Roughly 60,000 gallons. T. Sweet states the existing one is in the southeast corner of the property. The Stream towards the eastern helps the wildlife. And the water is crystal clear. T. Yasenchak states that will be part of the Planning Board's review. T. Sweet states he believes that NYS DOH is the lead agency for this. C. Ronk states that the sight distance is unacceptable. S. Licciardi asks what is the current capacity. T. Sweet states 196 units, there are some rentals, and an office. There are 10-12 units not being used. S. Licciardi asks if there is a tool or a mechanism as to how to fill their means. S. Licciardi states that he is not sold on the PUD. T. Yasenchak states that is the Town Board's jurisdiction they are making recommendations to the Town Board on Planning and environmental issues. The legality of the PUD is not the Planning Boards purview. C. Baker states that he will be looking for a traffic safety plan. And engineer's narrative of a complete grading plan. A hydrology report of the impacts of the neighbor's wells. Fire protection, maybe look at some sort of water tanks in case of a fire. He would like to see a letter from the Fire Chief regarding this project. The Town is an MS4 Town. T. Sweet states that SWPPP will be large and he feels that they would be jumping the gun and states that the PUD language could change. T. Yasenchak states that they provided the SEQRA and C. Baker requesting the SWPPP is justified. They have asked for it in the past from Saratoga Polo and Prestwick Chase. That may not be ready for the next meeting the Town Engineer can review that when they get it to them. C. Baker states that the SWPPP is for working construction and they will need a storm water management plan. He would also like to see something from the Sheriff's Department. J. Sabanos asks if this will be done in phases. And will the pump house be there prior to all the lots being phased. T. Sweet states NYS DOH will be required to sign off on this and then a certificate of occupancy will be issued. B. Duffney states that he would also like the Fire Department's input on this about having fire hydrants or a pumping station in. B. Duffney to the Fire Department to weight in on this project. T. Yasenchak agrees and states that she would like something from the school district. She states

that they will have to reach out to Saratoga County for the Planning Board to be lead agency. R. Roeckle questions if that would be the Town Board. T. Yasenchak states that the Town Board gave the Planning Board lead agency. She asks K. McMahon to send out letter to Saratoga County Planning Department, Saratoga County Health Department, NYS DOH, NYS DOT, NYS DEC and ACOE requesting to be lead agency for SEQRA. T. Yasenchak reiterates that the Planning Board is at the very beginning of this process. They are nowhere near reviewing SEQRA. They will be a lot of reports coming in that will be very detailed. She explains how a public hearing works. There is a lot of documentation being submitted and please be respectful. They are only looking at Planning issues. T. Yasenchak opens the public hearing at 9:29 p.m. The Board will not be closing the public hearing on this project. Once the Board closes the public hearing they have 45 days to make a determination. C. Hellerich, 20 Pine Robin Road, states that he is against this project and asks where is the dialog to get this approved. He states that United Mobile Home park's proposal does not conform to the Comprehensive Plan. He states that this is self-created. Mark English, 16 Pine Robin Road, asks how is an expansion of a mobile home park a PUD. They can't function on their own entity. The NYS statutory on town's Comprehensive Plan and it does not support expansions of PUD's. Re-zoning contradicts the plan. Nicholas Frirsz, 24 Pine Robin Road, shows the Board where his home is on the map. He is concerned about the aquifer and states the wildlife will disappear. The value of his property will be diminished before his eyes. The Town of Greenfield is a sense of community. The Town created zoning regulations for a reason. The beauty and the excellent schools are what brought him to the Town of Greenfield. This expansion is catastrophic and it will destroy 2 wetlands. Justin Thomas, 2040 Route 9N, states that he is the closest property owner to this project. He has submitted a letter not in favor of this project. He has lived at his property for 21 years and he sees the way people travel and it is treacherous. It is detrimental to their peace of mind. No one has mentioned the pedestrian traffic. All people filter onto 9N. There are tractor trailer traveling on Route 9N and they brake all the time. He feels that this is inconsiderate to the neighbors. This will affect people forever. It is irresponsible to allow this. Tom Cronin, 3 Canyon Crossing, he thanks the Board. He states that water and well are a huge concern for him. The Zoning regulations is objection. Wildlife will be impacted, wetlands will be impacted and would like to see a traffic study done. He states that the safety of the environment and the residents are his concerns. Gwen Holbrook, 9 Pine Robin Road, states that she lived there for 30 years. She feels that this will destroy the wetlands. She asks why that big of an expansion. 33 years ago, she was told nothing would destroy that. Tom Parker, 8 Canyon Crossing Road, states currently he has water issues. He received a quote for a new well of \$9,600.00. How many children attend Greenfield school and how many will attend once the new section is completed. Jan Scurrow, 28 Pine Robin Road, states that she is a 9-year resident and feels that Greenfield is a lovely place to live. She feels that she does not want to see anymore new homes in there. Every child has a right to a good education. The Town of Greenfield is a beautiful place to live. This is not acceptable how they want to live their lives. Dan Lynch, 4 Pine Robin Road, asks if anyone can determine how many gallons of water will be used per day. A lot of Sheriff's patrol the mobile home park. Chelsea Hellerich, 20 Pine Robin Road, states that it is pretty clear that this project is not wanted due to the community out cry. She is here to represent 1 of 3 businesses on her street. She states that she is pianist and music teacher and teaches out of her home. It is startling how close this project is to their property. It will be so disruptive. She thanks the Planning Board for listening and being here. Duane Hadsell, 3 Pine Robin Road, states to the north they are looking to add 40 new units how much are they making off this project. At the Route 9N access will be so busy there. He understands that this is in the preliminary process. He is not in favor of this project. Kaley Esposito, 2 Pine Robin North Road, states that the school is an issue. They have friends that are teachers. This Town is a small community. Everyone in this room is not in favor of this project. Zoning has to be an issue here. Katy Porter, 2040 Route 9N, states this is a traffic

concern. People pass in front of their house all the time. Their well is closest to the United Mobile Home. 8-acres is the zoning there. B. Duffney states that district is in MDR-2 and is a minimum of 3 acres. Ann Walmack, 24 Pine Robin Road, states that she is a nurse and someone is going to be killed traveling on Route 9N. She does not understand why some of the Planning Board members don't have questions. Jon Karl, 31 Wing Road, states that he loves the Town of Greenfield. There is a lot of wildlife and the wetlands. His pond has dried up which has removed the wildlife in the pond. This bothers him. Phill Engboro, 5 Pine Robin North Road, states that he has lived here for 24 years. He states that the applicant has made this self-induced and it goes against the Town's Code. The water table and the traffic on Route 9N is a concern. Tim Burns, 28 Canyon Crossing Road, states that he agrees with everyone's concerns. They should not be allowed to make a zoning change. The Board should look into the numbers for that water usage it seems that they are lower. They should look at the full capacity of this project. Steven Sax, 2025 Route 9N, states that he takes offense to all the comments made here this evening. This is an affordable housing and a wonderful place to live. He invites everyone to come and sit on his deck and watch all the wildlife. T. Yasenchak asks the Board how they feel about adjourning the public Hearing. The Board agrees. T. Yasenchak adjourns the public hearing at 10:22 p.m. She explains that the public hearing is not closed simply adjourned. The Board will not be hearing any other public comments this evening. Anyone can submit a letter in regards to this project to the Building Department for the Board. She states that this project is in the early stages and there will be a lot more information coming in.

Meeting adjourned at 10:23 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary