

**TOWN OF GREENFIELD
PLANNING BOARD**

April 30, 2024

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. Charlie Dake, Butch Duffney, Steve Licciardi, Beth Podhajecki, Joe Sabanos, Robert Roeckle, and Clyde Ronk, alternate. Charlie Baker, Town Engineer is present. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present. Brian Reichenbach, Town Counsel is present.

Minutes

April 9, 2024

MOTION: B. Duffney
SECOND: S. Licciardi

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

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, T. Yasenchak, and R. Roeckle
Noes: None
Abstain: None
Absent: None

Old Business & Public Hearing

Skidmore College Case #726
TM# 152.-1-14

SPR/SUP
205 Daniels Road

No one is present for this project. This project is adjourned.

Fossil Stone Vineyards Case #720
TM# 151.-2-32.111

Amendment to SUP
331 Grange Road

Mike Spiak is present. B. Podhajecki recuses herself. She states that she may be working with Fossil Stone Vineyards. T. Yasenchak states that at the last meeting the Board asked for a narrative stating how many large events they are requesting. M. Spiak states that they would like to cap the number of large events at 10 outside of their normal business. T. Yasenchak asks if the smaller events are located in the wine tasting room and the larger events will be held under a tent. M. Spiak states yes. B. Duffney states that all the correspondence from the neighbor's was positive. T. Yasenchak asks if Saratoga Plan is going to do their own impact study. She states

that if Saratoga Plan does their impact study and they decide that M. Spiak can only do 5 large events then the Planning Board can't give permission for 10 large events. The Board does not want to hold them up so they can move forward and possibly approve with a contingency. She opens the Public Hearing at 7:12 p.m. No one is present to speak on behalf of this project. T. Yasenchak closes the public hearing at 7:14. T. Yasenchak states a lot of the neighbor's came out and they were all in favor of this project. This is an amendment to the Special Use Permit to allow 10 large events the applicant has submitted all the information on the lighting and the parking. The Board reviews the requirements for a Special Use Permit. T. Yasenchak states that the Board has reviewed this, it is an amendment the SUP and the Town Engineer has reviewed the parking. She asks how the Board feels if this project should be approved as conditional or permanent. B. Duffney states permanent because it has been there for a while. J. Sabanos states that the SUP can be revoked if the applicant receives any violations. T. Yasenchak asks J. Reckner if that is an opinion. J. Reckner states yes, he believes so, but he would have to look into that. T. Yasenchak asks B. Reichenbach what would happen if someone with a SUP gets violations. B. Reichenbach states that is up to the C.E.O.

MOTION : C. Dake

SECOND: B. Duffney

RESOLVED, the Planning Board hereby grants approval for Fossil Stone Vineyards, located at 331 Grange Road, TM# 151.-2-32.111, to have 10 large events. The Planning Board reviewed questions A-Q of the SUP requirements and they abide by Saratoga Plan's plan.

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

Noes: None

Abstain: None

Absent: None

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. J. Cannie states that he has been in front of the Board on many occasions. This project is in the LDR District and it is a recreational facility. There are no structures on the property. He states that this parcel is 140 acres and it is 2 lots that will be conformed into 1 lot. The site plan shows the parking and the trails. He states that they made the parking area bigger. Saratoga County Sheriff's Department was contacted and they have given a number for the property. If someone calls 911 dispatch will provide a number to the Sheriff's Department will have the authority go there. DEC correspondence has been covered. They have provided a maintenance plan. The trail will be open 7:00 a.m. or sunrise to sunset. The steward will be closing the trails. They are planting new trees by the stormwater retention pond plus additional screening. The bridge details were sent in and they received a permit from DEC for them. R. Roeckle asks if they SEQRA form was filled out manually or auto filled. A. Vera states auto fill. J. Sabanos asks about the police number. J. Cannie states if someone from that location there will be a number for the Sheriffs can go there and enforce the law. B. Duffney states that he did his research about gates and about 2% of bike, walking, snowshoeing, and cross-country skiing trail systems have gates. He wonders if someone calls about trespassers would the Sheriff's Department get that number. What about small reflective signs on the trail heads. J. Cannie states that they did not talk about that. B. Duffney states maybe add reflective signs at the trail heads with

screening along the road. He asks what species of trees are you planting. A. Vera states that they will be planting hemlock, dogwood, and evergreens. B. Duffney states that someone could be in the parking lot and the headlights could be facing the neighbor's house. A. Vera asks if the Board would like just evergreens planted. B. Duffney states just do what is best for the neighbors. J. Cannie states that there are no lights on the property and there shouldn't be if they are closed. T. Yasenchak states operating hours are 7:00 a.m. or sunrise to the official sunset. That way everyone can see. J. Cannie states he feels that can be done. T. Yasenchak states there is an expansion of the trails unless they need to be maintained. The signs are not just for the locations of them. There are other trails close enough to go to Tupelo Community Forest. Perhaps a trail marker. B. Duffney agrees and states NYS puts them on their trails on trees. They are 8"-10", they are small. J. Sabanos states that NYS DEC has a sunrise/sunset table on their website and it is very precise. B. Podhajecki states that it sounds like NYS DEC has it and she feels that it is good and sufficient. B. Duffney states that there are small signs on NYS trail systems and now there are apps that can be downloaded to smartphones. C. Ronk states that in his experience the trail blazes seem to work. S. Licciardi states that it seems like a reasonable request, but he is not sure it is necessary. T. Yasenchak states that it could cause people to follow the trails. R. Roeckle states that everyone should have their property lines marked. T. Yasenchak states maybe the signage could be a different color. R. Roeckle agrees. T. Yasenchak states that she has seen it on Saratoga Plan's trails. She opens the public hearing at 7:55 p.m. Vince Walsh, Greene Road, states that 4 years ago he walked the property with the President of Saratoga Plan, Maria Trask and then all of a sudden everything was done. Now it is someone's private property until it opens. This is a straight forward case. He states he has a Special Use Permit on his property. He states that 8 requirements for a SUP are not correct. He states that he has done his homework and asks the Board to deny this application. It lacks a SPEDS permit. He states that he can't wait for the Board to review SEQRA. Erika Walsh, Greene Road, states that the applicant has never come forward to mitigate any of the trails. There is no way the applicant has supplied the Board with the impacts. They have offered solutions and the applicants has not done any of them. They have provided wrong information to the Board. This does not benefit the Town. This application should be denied. Anna Laloe, Medbury Road, states that she is in favor of the comprehensive trails. She reads the Town's Comprehensive Plan and it meets all the guidelines. This costs nothing to the residents. It was for sale for 2 years before it was purchased and someone else could have and been developed the land. She feels that Mr. Aldrich has gone above and beyond. He is a Greenfield native. She urges everyone to mend fences and work toward this together. Karen Wadsworth, Locust Grove Road, states that the applicant has gone above and beyond is a far stretch. He should have done this by the law. The trail is a foot or 2 from the neighbor's property. As the Planning Board they are entitled to ask the applicant to move it. The onus should be on the property owner. She asks if there are other trails systems trails that close to their neighbor's property. Quality of privacy matters on all ends of someone's property. Mark Powers, Greene Road, states that the problem is, is that it is on Facebook and it has 284 likes. There is so much wildlife that is going to be affected by this. This is not the right spot for this. He can't believe that this is even being debatable. It will destroy the natural habitat. Tacoma Hill, Mahogany Ridge, states that she is in favor of this project. It seems that there is one issue after another. People are not going to die if the trails open. There could have been houses there. People are making fake Facebook pages attacking Will Aldrich. This is wrong. She hopes that the trail system will open this summer. Cody Sargen, N. Creek Road, states that he is in favor of this project. He states that he was Syracuse a few weeks ago and he was berated by NYS DEC regarding this project. He can't believe this happened. He asks to please be diligent. Eric Rozell, Greene Road states that he is in favor of this project. He and his children have ridden the trails and saw nothing different from any other trail system that they have been on in the area. He feels that this is a good opportunity to ride the trails. Sunshine

Walter, Greene Road, states that she is in favor of this project. She hopes to see this open this summer. She feels that the personal vendettas need to stop. She believes Will Aldrich has done the right thing and is trying to give back to the community. He has done everything that the Planning Board has asked of him. James North, Greene Road, states that he walked the trail system with Jed Hayden, from NYS DEC. The applicant has received and submitted written information from DEC and has signed off on this project. The Town has established a Comprehensive Plan for 50 years and they have revisited it. The Comprehensive Plan that is set forth all have long term to benefit the entire community. The Comprehensive Plan is unique. The Planning Board has been comprehensive about reviewing this project. It empowers the community. Marion Treadge, Locust Grove Road, states that she is seeing how it would affect the wildlife. It makes sense to preserve the open space. What if bikes were not allowed. Just a possibility. She states that she walks her dogs on Daniels Road. Biking on a trail is different that walking on a trail. Dave Walters, Greene Road, states that they would have to blast bed rock for a developer to put homes there. He states that he is in favor of this project. He feels that this is the best use of the land. He hopes that it opens this year. He feels that this will benefit the community and him. Rob Lofman, Ballston Spa, states that he is amazed about how well the trails are built. The trail builder did an amazing job. He states that all over social media is asking what trails are open. Yeliz Karabacak, Greene Road, states that she and her fiancé looked for a new home for quite a while and finally bought a home on Greene Road across from the trail system. They have a long driveway and 15 acres of land. Together they have 4 teenagers that enjoy their property. They listened to the applicant's attorney regarding a SUP and how this cannot negatively impact their property. They have hired Claudia Braymer and she has submitted a letter on behalf of them and their neighbor's. There are strangers and dogs off their leases at the trail system. We ask that you deny this project. Laurel Morganstein, Mechanicville, states she is in favor of this project. Tammy Johnson, Greenfield, states that she loves the outdoors and enjoys mountain biking and what it brings to a community. She is in support of this project. Every year or so the power company comes and trims the trees for the power lines and every time they do this they take a portion of my property. She loves to see people enjoying the outdoors and hopes that the trails open soon. T. Yasenchak asks if the Planning Board if they want to close the public hearing or adjourn it. R. Roeckle states it has been open since June of 2022. Close the public hearing. B. Duffney states that during the last 2 years that it has been in front of them the applicant has gone 6-8 months without submitting anything. This is not on the Planning Board. J. Sabanos asks if the Board is asking for any more information. If not then close the public hearing. B. Podhajecki agrees. S. Licciardi agrees. T. Yasenchak asks C. Baker if he needs any other information. C. Baker states all engineer issues have been addressed. T. Yasenchak closes the public hearing at 8:44 p.m. The Board reviews Part 1 and 2 of SEQRA long form. T. Yasenchak states that typically the Board has 2 motions drafted. B. Reichenbach states that we can write the 2 motions for the Board. T. Yasenchak states that the Board is leaning more towards a Negative Declaration. J. Sabanos agrees that if a Negative Declaration have Town Counsel draw it up. T. Yasenchak states that the next step is that the Board needs to review the criteria for a SUP. J. Cannie states there are not large impacts. T. Yasenchak states that this Board is not going to assume and a vote will start another time line. J. Cannie states that he does not understand why this can't be approved tonight. T. Yasenchak states that there is a process that the Board needs to follow. J. Cannie states that there are no significant impacts to this project. T. Yasenchak states that this Planning Board will do their job how they see fit. J. Cannie states that your previous Code Enforcement Office didn't review anything or do his job for the 2 years that this has been in front of the Board. The Board reviews the SUP regulations A-Q. She states that a determination should be made at the next meeting and they will have 2 draft resolutions drafted. J. Sabanos asks if there will be any contingencies. T. Yasenchak states that we can discuss that. B. Podhajecki asks if the Board can do a 1-year approval and go from there. B. Duffney

states that he agrees with B. Podhajecki and states if everything is going well in 1 year make it a perinate approval. B. Duffney states that the Leaf blowing done during normal business hours. S. Licciardi states that he feels that the determination needs to be clarified because the ZBA decided that this is not a structure. B. Podhajecki states that she is not concerned with that, but she is concerned about the noise and if a dog get loose and goes on a neighbor's property. J. Sabanos states how far to move the trails it is not important to him. However, the applicant not residing in Town is a problem. He feels strongly about approving this conditional for 1 year. R. Roeckle and S. Licciardi agree. B. Duffney agrees and states that any if there are any issues within 1 year at the end of that year we will have seen what happens. He feels strongly about 1-year approval and then have them back in front of the Board for a permanent approval. R. Roeckle states conditional maybe for a year and have them come back in front of the Board before the year is up. Maybe 6 Months after the open. J. Cannie asks the construction of the bridges get a certificate of compliance. T. Yasenchak states yes. J. Cannie states 18-month window and they are already tied to it. R. Roeckle states if approved it can be used for 3-4 months. At the end of 2025 have them come back in front of the Board in 2026. T. Yasenchak states that the neighbors are complaining about the noise from the leaf blowers. B. Duffney states do that during normal business hours.

Cochise Properties, LLC Case #723
TM# 151.-2-8.2

SUP
1935 Route 9N

Nick Gazetor is present. T. Yasenchak states this project is in front of the Board for SUP located at 1935 Rt. 9N for the continued use of 3 apartment buildings and now there has been a transfer of ownership. SUP was not required years ago when this was originated. However, it is required now and that is why the applicant is in front of the Board. R. Roeckle states that the buildings were there when it was subdivided in 1974. T. Yasenchak states that the applicant has taken care of the water. N. Gazetor states the apartments are exiting for several years. The tenants have been living there for 15 years and want to continue to live there. T. Yasenchak opens the public hearing at 10:48. No one is present to speak on this project. T. Yasenchak closes the public hearing at 10:49 p.m. She states that this is similar to the Bed and Breakfast on Locust Grove Road that was in front of the Board for the same thing a few years ago. It is something already in use. The Board reviews SUP requirements. The requirements are in the Code under SUP A-Q. She states that they Board does not have to review SEQRA for this project. The Board can approve a permanent SUP. If the property were to sell then they would have to come in for a transfer of SUP.

MOTION: R. Roeckle
SECOND: B. Duffney

RESOLVED, the Planning Board hereby grants approval for a Special Use Permit for Cochise Properties, LLC for property located at 1935 Route 9N, TM# 151.-2-8.2.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, and T. Yasenchak
Noes: None
Abstain: None
Absent: None

Stewart's Shop's Case #715
TM# 164.-1-87.1

SPR/SUP
461 Locust Grove Road

Chuck Marshall and Mike Germain are present. S. Licciardi, C. Dake and B. Duffney recuse themselves. C. Marshall states this is a multi-phased site plan to be completed over the next 3-4 years with some of it being completed this year. He knows that they need to get the stormwater information to the Planning Board and EDP for your review. T. Yasenchak states Stewart's purchased property right next to them in 2023. C. Marshall states that the land was annexed into the Town and the stormwater pond is in Saratoga Springs. They are looking to re-do the loading dock and hauling repair, and the storage. In the future they are looking to re-do the dairy expansion. T. Yasenchak asks if the refrigerator are inside not outside. C. Marshall states fully enclosed and the sound study was submitted. T. Yasenchak asks about a possible berm on the west side. C. Marshall states the mobile home park and the cross dock will form a n=berm on the western side of the building acting as a buffer (for the noise). After they complete the project they will do another sound study and if there is any sound over 6 decibels when done they will mitigate that. T. Yasenchak opens the public hearing at 11:01 p.m. Karen Wadsworth states that she has not had a chance to do a full review. She states that it is important to protect the neighborhood (behind the proposed ball field) quality of life. Has the Board checked with Stewart's to see if they have installed the backup sensor's and the number of trucks, the light pollution and mitigate it. Stewart's uses 100,000 gallons of water a day and that is from their shared wells. She asks why they don't get their water from Saratoga Springs. She hopes that the Board does their due diligence. Vince Walsh, Greene Road, states this is nothing against Stewart's, but when Gary Dake was the Chair of this Planning Board he got rid of the problems that where in front of the Planning Board. A 3-4 build out is a lot of construction. He states that he has been coming to meetings for years. The Town does not have a noise ordinance so there is not any protection for the neighbors. Stewart's can mitigate things the have the resources. T. Yasenchak states that the Board is waiting on additional information from the applicant. C. Marshall states that only 25% of the water well. They are going to add a was station for the trucks. M. Germain states that they get most of their water from Saratoga and they only use 25% of well water. C. Marshall states that they got rid of all the loud backup alarms. T. Yasenchak asks if they use 100,000 gallons of water from the well. C. Marshall states that they get 75% from the City of Saratoga. C. Baker states he is wondering what the well permitted for the total amount of water used per day. C. Marshall states that he can provide a light sheet. The lighting is all down lighting. T. Yasenchak states that the don't want any light pollution. C. Marshall states that they are in the minimum setbacks with all zoning. If they replace 2 buildings they will be zoning compliance. T. Yasenchak states that they will have the junk yard all cleaned up by next year. C. Marshall states that they got rid of all the loud backup alarms. J. Sabanos asks if they can install city sewer. C. Marshall states no. B. Podhajecki asks if they will be increasing their trucks. C. Marshall states that they did a traffic count and it has decreased. B. Podhajecki states that they are projected will it be in intervals. C. Marshall states yes, construction done in 2024-2025. C. Ronk states that since they did the site walk he has a better scope of things there.

Mangini, M. & R. Case #729
TM# 164.-1-82.1

SPR
32 Old Stone Ridge Road

Michael and Robyn Mangini are present. M. Mangini states that he lives at 32 Old Stone Ridge. He states that he provided a written description of the plans from Gallivan Company. He is requesting to plant 30 Northern spruce trees instead of 20 Northern Spruce and 10 fruit trees. He asks the Board if that is ok. C. Baker states that they will need stabilization to the

erosion and sediment plan. C. Baker states that the plan shows the simple SWPPP. He states ask Gallivan to call him and he will let him know what is required. M. Mangini states that he installed the silt fence. C. Baker states and maybe put wood chips down where the new trees are being planted to help stabilize the trees. If a tree dies that Gallivan will replace it up to 1 year. If it dies after that than he will replace them. C. Baker asks J. Reckner if he saw anything. J. Reckner states that he saw the silt fence. T. Yasenchak asks if C. Baker would be fine with a conditional approval. C. Baker states yes. T. Yasenchak states if a tree dies no matter how long after it is planted will need to be replace. B. Duffney states that M. Mangini was put in a bad position.

MOTION: R. Roeckle

SECOND: B. Podhajecki

RESOLVED, that the Planning Board hereby grants approval for Michael and Robin Mangini, for 32 Old Stone Ridge Road, TM #164.-1-82.1, for a Site Plan Review contingent upon:

- 30 Northern Spruce trees planted to will always be 30 trees there and stay alive continually.
- SEQRA was not needed for this project.
- Erosion control documents approved by the Town Engineer
- The land that was purchased for the Home Owners Association can not be used for anything.

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

Noes: None

Abstain: None

Absent: None

New Business

Cartier, C. Case #730

TM# 150.-3-25.40, 150.-3-99, 163.-2-22.1, & 163.-2-22.2

Major Subdivision

1 Sand Hill Road

Cohen and Melissa Cartier and Aaron Vera are present. A. Vera states that they are under contract to purchase a 19-lot subdivision and re-subdivide it. They did have wetlands delineated. They are going to take the 18 lot and make it into 8 total lots. Leave one alone and make 7 other lots out off the rest of the property. 2 lots are keyhole lots He is looking for some guidance on the SEQRA. Simple SWPPP and septic systems and a full grading plan. C. Baker states show the limits of clearing and grading. T. Yasenchak states show it on the map and not in a table. Site distance for intersection AASHTO standards. A. Vera states they will provide a cleaner format. T. Yasenchak asks if there was a road bond when the original subdivision was approved. A. Vera states no, that was never done. R. Roeckle states 4 lots less than 5 acres they don't need DOH approval. He is concerned about some of the septic systems going in. The Town Engineer will need the site distances. J. Sabanos states that he is concerned with the larger lot on the hill. He is not a fan of keyhole lots. Can they consider something else? He asks if they need any Variances. A. Vera states no, they are trying to avoid shared driveways. B. Podhajecki ask how long is lot 3 driveway? A. Vera states 200'. B. Duffney states they

should show the turn arounds for emergency vehicles. He states that the Board does try to stay away from keyhole lots. S. Licciardi states that it seems a little dense between lots 3 and 4. C. Baker states that the keyhole lot appears to be 30' and keyhole lots need to be 40'. T. Yasenchak states that originally this was an 18-lots now down to 8-lots. Really it is 7 at the end of the day. She states that she doesn't have an issue with the keyhole lots. It is meant to be used as a tool. To her this is good planning. They are going down to 7 lots and over the years the wetlands have gotten bigger. She asks if they can provide the original approved map, show 40' for the keyhole lots, site distance, and limits of clearing. A. Vera states that they had 11 lots originally and got it down to 7. He will look at the 40' width for the keyhole lots. B. Duffney states there is a lot of grade drops. A. Vera states yes. T. Yasenchak states that it is a balancing act. B. Duffney agrees and they did drop 12 lots. B. Podhajecki agrees and states this is a uniqueness of the property lines. T. Yasenchak states that the site distance is the driving forces. C. Dake states that he wants to see the original map. A. Vera asks short form or long form SEQRA. C. Baker states it is a major subdivision it will require long form SEQRA.

Santos Associates/Loarca, V. Case #731
TM# 151.-2-60

Minor Subdivision
268 Grange Road

Victor Loarca is present. V. Loarca states that he is looking to do a minor subdivision. He would like to give his brother a parcel. R. Roeckle states lots 2 and 33 may have wetlands. He asks if the wetlands are next to the road. There is a cemetery on the property. The Board will need the site distance. V. Loarca states that he has a contractor coming out to the property on Thursday. His brother is looking to put a mobile home on the parcel on a 4-acre lot. He states that the Town is supposed to install a sign for the cemetery. R. Roeckle states the Board will need to see the proposed septic, well, and house on the plans. T. Yasenchak agrees they will need to see the location for the septic, well, and home. The surveyor or a traffic engineer can come out and shoot the lines for the site distance. J. Sabanos asks if there is anything required for the cemetery. T. Yasenchak states that she does not think so. T. Yasenchak states that the site distance is important. If you don't meet the site distance for every lot you could lose a lot. The Board can not create a lot that is not buildable.

Sankey, P. Case #732
TM# 125.-1-31

SUP
3232 Rt. 9N

Peter Sankey is present. P. Sankey states that he lives in Queensbury now and he is looking to purchase 3032 Rt. 9N. He is looking to run a motel and a future restaurant there. He would like to live on the property as well. He is an engineer and is looking to run his business out of there as well. T. Yasenchak states that there is a Special Use Permit for this property, but it has not been operated and it may not be in use. P. Sankey asks what is the best way to get in there and make use of the property. He is looking to do a 4-unit motel and eventually open a restaurant. First, he would focus on the motel portion. C. Baker states that moving forward identify the land that can be supported the way he wants. T. Yasenchak states look at the setbacks. Side yard setbacks, driveway width for the motel and restaurant. They will need fire safety around the motel. They will need safe access for the motel, restaurant, and the home. P. Sankey states that he is looking to live there. J. Reckner states that would be a change of use permit for converting it into just residing there. R. Roeckle states that motels are not permitted there. Residential is allowed. He does not believe hotel/motels are allowed in this district. B. Duffney asks if he could go in front of the Zoning Board of Appeals for that. R. Roeckle states that he could go in front of the Town Board. B. Duffney states that he could go

for a Planned Unit Development (PUD). There are severe wetlands and they have gotten bigger. T. Yasenchak states that multi-family is allowed in this district. She states that trying to get a Use Variance is next to impossible. Only 5% nation wide get approved yearly. The more units the bigger septic system will be needed. These are all questions that he needs to ask.

55 Wilton Road, LLC Case#733
TM# 138.-2-96

Lot Line Adjustment
55-59 Wilton Road

Frank Pulmbo and Paul Young are present. F. Pulmbo states the first item is the Lot Line Adjustment they are looking to add .19 acre and put it within the PUD. He states that they will be removing the old barn and construct a new barn with 38 stalls. The entirety of the building is on 1 lot. Agriculture use building that is the Site Plan. The septic system is on there. T. Yasenchak states that the Lot Line Adjustment is to the south. R. Roeckle states agricultural use is accessible. F. Pulmbo states the Lot Line Adjustment is simple. C. Dake states that is there an issue with the Lot Line Adjustment going from PUD to not the PUD. T. Yasenchak states that 55 Wilton Road is with the house and the pond. R. Roeckle asks how much property is coming from the Lot Line Adjustment. F. Pulmbo states .19 acre. R. Roeckle states this parcel is in Low Density Residential (LDR) and it appears it is expanding the PUD and adding 37' to the PUD. He states move the property line in the PUD and LDR. They can extend 30' in the PUD. F. Pulmbo states 30' T. Yasenchak states R. Roeckle stated 30' can be used. R. Roeckle states measure the distance to the boundary lines. She asks if there will be any additional paddocks. F. Plumbo states a walking area outside the barn. J. Sabanos states that the parcel is not changing, but he would like to see access to Wilton Road. C. Dake states that he saw the Lot Line Adjustment, but didn't review the Site Plan. S. Licciardi states this is straight forward. T. Yasenchak states the Town Engineer will do more review. She asks where the horse washing station is, is it being attenuated. F. Pulmbo states that he spoke to Michelle Lafae (NYS DEC) and she stated that it is a stone channel so it runs off. They have the email from Michelle Lafae. C. Baker states that he talked to Ryan Riper. T. Yasenchak states that being respectful to neighbor's is important. Make sure that the manure and everything is taken care of. F. Pulmbo states that the last approval is already in the works. T. Yasenchak asks if the barn is for housing the animals not breeding them? F. Pulmbo states correct. T. Yasenchak states that if you want to do anything else add it now. F. Pulmbo states that they have space for the staff. T. Yasenchak states that is office space no one is living there. F. Pulmbo states no one is living there. T. Yasenchak states the Board can do the Lot Line Adjustment can be done tonight and they get the survey done for the Site Plan Review. T. Yasenchak states that the Board will need to do SEQRA. C. Baker asks how big is the building. F. Pulmbo states 26,000 square feet.

MOTION C. Dake
SECOND: R. Roeckle

RESOLVED, that the Planning Board hereby grants approval for a Lot Line Adjustment for property located at 55-59 Wilton Road, TM# 138.-2-96.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, and T. Yasenchak
Noes: None
Abstain: None
Absent: None

Meeting adjourned at 1:08 a.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary -

DRAFT