

TOWN OF GREENFIELD
PLANNING BOARD

February 27, 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, and Clyde Ronk, alternate. Charlie Baker, Town Engineer is present. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present. Robert Roeckle is absent. Clyde Ronk has full voting privileges for the entirety of the meeting.

Minutes

February 13, 2024

MOTION: C. Dake

SECOND: B. Duffney

RESOLVED, The Planning Board waives the reading of and accepts the February 13, 2023 Minutes with minor corrections.

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

Noes: None

Abstain: None

Absent: R. Roeckle

T. Yasenchak explains that they are not discussing Tupelo Community Forest, because it was not posted 72 hours in advance of this meeting. It was not the Board's fault or the secretary's fault. She states that it was sent over to be posted and it wasn't posted until this morning. She states that the Applicant has not been on the agenda since June 13, 2023. It has been 8 months since the last time the Applicant was in front of the Board. She asks how the Board feels about re-noticing this project. The Board agrees to re-notice this project.

MOTION: B. Duffney

SECOND: C. Ronk

RESOLVED, that the Planning Board will re-notice the Public Hearing and sending out notices to the neighbors.

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

Noes: None
 Abstain: None
 Absent: R. Roeckle

Scuola, M. Case #715
 TM# 125.-2-32.111

Minor Subdivision
 656-658 Locust Grove Road

T. Yasenchak recuses herself and states that, because R. Roeckle is absent she will just be facilitating this project. She has business dealings with Mr. Scuola. Mike Scuola and Scott Miller (from CLA Site) that this is are present. Scott Miller states this is a 3-lot subdivision. The 2 on the west side and 1 lot on the east side of Locust Grove Road. The east side lot is a keyhole lot. At the last meeting the Board requested clearing limits, and noted the fire apparatus road, and he turn around at the house. The site distance per ASSHTO standards is now on the map. T. Yasenchak explains how the public hearing works. She opens the public hearing at 7:10 p.m. No one is present to speak about this project and there is no correspondence for this project T. Yasenchak closes the public hearing at 7:11 p.m. B. Duffney states the keyhole lot is 1,800' long there needs to be 3 pull-off's and 1 at the house for emergency vehicles. S. Miller states yes, every 500' is what the Town requires for the pull-off and they put them every 300'-400'. The Board reviews SEQRA. They will be required a SPEEDIES Permit and an erosion and sediment plan, because the clearing is under 5 acres.

MOTION: C. Dake
 SECOND: B. Duffney

RESOLVED, that the Planning Board completes Part II of the Short Form SEQRA. All questions are answered "no" and the second box is checked, indicating that this will not result in any significant negative environmental impacts for the for a Minor Subdivision of Michael Scuola for property located at 656-658 Locust Grove Road, TM# 125.-2-32.111.

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

MOTION: C. Dake
 SECOND: B. Duffney

RESOLVED, the Planning Board hereby grants approval for Michael Scuola for property located at 656-658 Locust Grove Road, TM# 125.-2-32.111 contingent upon:

- Final Town Engineer review.

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

Spiak, M. Case #720
 TM# 151.-2-59.1

SUP
 331 Grange Road

Mike Spiak is present. T. Yasenchak states that M. Spiak was in the process of updating the maps the Board scheduled a public hearing for this project. M. Spiak states that all requested item should be all there, he dropped it off today. T. Yasenchak states that the Board has just received tis tonight and the have not had a chance to review everything. M. Spiak states that is received a Special Use Permit from the Board and now he is looking to amend that to do events there. He states that Martha Carver was the original owner of the property and she put the property into a Conservation Easement. They have a harvest party yearly and it is a way to come together as a community. T. Yasenchak opens the public hearing at 7:31 p.m. Florence Wheeler, Wing Road, provides a signed petition in favor of this project. She states when they had music going on there she was unable to hear it. D. Streight, Locust Grove Road, states that he has known the farm for years and he has done a wonderful job restoring the old farm house. He states that M. Spiak was treated poorly by the former Code Enforcement Officer. He states that M. Spiak has taken wonderful care of the property and is in favor of this project. Aeron Harris, 270 Wing Road, states that she had the pleasure of meeting the applicant at his Harvest Party. She states that it is an idyllic place. She states that there are not many places like this property in the County. Casey Holbrook, 125 Wing Road, states that he does not like wine, but he is in favor of this project. He feels that M. Spiak is being creative and likes what he has done there. T. Yasenchak states that the Town Engineer has just received the new maps tonight and he has not had an opportunity to review the new plans. She asks the Board how they feel about adjourning the public hearing. B. Duffney states that the Board should adjourn the public hearing. The Board agrees. T. Yasenchak adjourns the public hearing at 7:40 p.m. T. Yasenchak states that the Board received a letter from Saratoga Plan stating that he can have 5 events at the property and the Conservation Easement will be amended. B. Duffney asks if the wants to change something with his SUP can he come back in front of the Board. T. Yasenchak yes, but he will need get permission from Saratoga Plan as well. M. Spiak asks can he have bachelorette parties there is they are under 50 people. T. Yasenchak states as long as it fits under his SUP. If that is what they approved for then yes. B. Duffney states that he knows what the rules are for his liquor license. M. Spiak states yes, he has a winery liquor license. T. Yasenchak states that the Board wants to see him succeed. She states put everything in the amendment. The Board is waiting for the Town Engineers review.

Chandler, K. Case #722
TM# 111.-2-21.2

SUP
49 Allen Road

Kevin Chandler is present. B. Duffney states that he has know Kevin Chandler all his life and feels he can be bias for this project. K. Chandler states that he is looking to build a garage apartment. The garage is for his wife and the apartment is for his sister-in-law. She is retiring from the United States Air Force and would live there. T. Yasenchak states this project is in Low Density Residential they don't need a SUP they need a Site Plan Review, because of the location and the Code. C. Baker states that he has not had an opportunity to review this project. He states that it will need to be to scale. K. Chandler states that it is 1" equals 100'. He has an old survey from his parents. C. Baker asks if they will be adding a new septic. K. Chandler states yes. C. Baker asks if they will be using the existing well. K. Chandler states no, they are going to put in a new well. C. Baker asks how big will the apartment be. 1,016 square feet. T. Yasenchak asks J. Reckner what is the allowed for square footage for a garage apartment. J. Reckner states 1,000 square feet. T. Yasenchak states that they will need to scale it back a little bit. Take 4" off the length of the building. J. Reckner states that is living space. T. Yasenchak asks not the outside. J. Reckner states that is not how he reads the Code. B. Duffney states that he knows the Chandlers and they do everything over board. B.

Podhajecki asks if there will be 2 bedrooms or 1 bedroom and an office. K. Chandler states 1 bedroom and an office. J. Sabanos states if he will be doing any clearing. K. Chandler states no, it has been cleared for years. T. Yasenchak asks if he has an easement through to his property to get to his. K. Chandler states that his property is 1,200 off the road and he has an easement through his mother's property to get to his. J. Reckner reads the Code and states that this parcel pre-dates the current Code. T. Yasenchak states the Board will need the distance between the well, septic, and the house. The Town Engineer and Code Enforcement/Zoning Administrator will need that. C. Baker agrees. B. Duffney states that K. Chandler has provided a scalable drawing. 1" equals 100'. C. Baker asks if there are any wetlands on the property. K. Chandler states that there is a small pond that runs to North Greenfield Road. T. Yasenchak states that with a SPR does not require a public hearing. The Board agrees to not have a public hearing.

DISCUSSION

T. Yasenchak states that the Town is looking to update the Code and they hired MJ Design to do a diagnostic. C. Dake states that he learned a lot at the Planning and Zoning Conference. He states that it is easier to get a moratorium on something that the Town has regulated. The Town does not have any regulations on Air BNB. J. Reckner states that he has read Saratoga Spring's new Code and it seems that it is more towards fire enforcement and they allow them everywhere. C. Dake states that Lake George and Lake Luzerne are the only ones that have Code on Air BNB's locally. B. Duffney states that he feels that most of the reason while people complain about Air BNB's is the noise. The Town does not have a Noise Ordinance. J. Reckner states that Saratoga's Code is going to make the Air BNB's to register with the Town, pay a fee, and they must live 25 minutes from the rental property. C. Dake states that he spoke to the gentleman that did the class after it was over and he told him that Air BNB's take him at least 20 hours a week. B. Duffney asks how will the noise be addressed. S. Licciardi states SEQRA.

Meeting adjourned at 9:19 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
 Planning Board Executive Secretary