

TOWN OF GREENFIELD
Planning Board

January 10, 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. Clyde Ronk has full voting privileges.

Minutes

December 13, 2022

MOTION: B. Duffney
SECOND: J. Sabanos

RESOLVED, The Planning Board waives the reading of, and accepts the December 13, 2022 Minutes with minor corrections.

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

Miller, W. & K. Case #692
TM# 123.-3-5

KROD District
361 Plank Road

Trevor Flynn is present for the applicant's. T. Flynn gives an over view of the project via a computer presentation. He states that the applicants have already built a garage on the property. All the utilities are on the site so no other clearing will be done on the site. He states that no Variances are needed to date for this project. He states that the floor plan is four bedroom house one story tucked into the mountain at the rear of the house. He states that there will not be any more than 25% of glass. He states that the rendering that he provided shows the natural coloring of the home. R. Roeckle states that that his only concern is that this property was in front of the Board for a garage apartment that was approved. He asks what it is now. T. Flynn states that it is offices/hobby room. There is no kitchen in garage. B. Podhajecki states that it looks nice and likes the entire natural look to the house. J. Sabanos asks if the leach fields and septic are already there and will they be sharing the well with the garage and the home. T. Flynn states yes that is correct and provides pictures of the home. R. Roeckle asks if the garage is not higher than before when this was approved. T, Flynn states that is correct. B. Duffney states that it looks like all the pull-offs are there. He states that it also looks like there is enough room to turn around at the house. He states that it looks good to him. He states that it is for the home owner's and the fire fighters/emergency vehicles protection. S. Licciardi asks what type of lighting they will have. T. Flynn states dark sky lighting. T.

Yasenchak asks what type of lights and where are they proposed and what direction are they proposing. R. Roeckle states there is proposed pool and I am sure that they will have lighting there. C. Baker states that he would like to see a more detailed grading, erosion, and sediment control plan. T. Flynn states that all the earth work has been done. C. Baker states that the note on the map states that the clearing extend of 2.88 disturbance. T. Flynn the house will be 24,000 square feet they are not clearing anymore. T. Yasenchak states show on the map the clear cutting and the grading. T. Flynn states that the clearing has already been done. T. Yasenchak states it does not matter if it is new work or work that has been done a year ago. T. Yasenchak asks C. Baker how they move forward because Code Enforcement has not commented on this. C. Baker states that the erosion and sediment control can be done when they go for the septic system building permit. T. Flynn asks if the Board wants more than silt fencing. C. Baker states that it needs to be shown on the plans. T. Flynn states that it is and they have rain gardens to capture that as well. T. Yasenchak states that their questions about lighting have been answered. She states that the Board can waive a public hearing and asks the Board how they feel about that. B. Duffney states skip the public hearing. The Board agrees that the existing structure rendering it a garage and not a garage apartment. In the future if the applicant wishes to do so they would have to come back in front of the Planning Board for a Special Use Permit approval.

MOTION: B. Duffney
SECOND: S. Licciardi

RESOLVED, that the Planning Board hereby grants approval for a single family residents in the KROD District to William and Karen Miller, at 361 Plank Road, TM# 1243-3-5 contingent upon:

- Updated elevation plan.
- Provide the exterior lighting
- Any portion of the existing structure which would render it as a dwelling unit is to be removed, resulting in the existing structure being used as a garage with conditioned space above.

R, Roeckle states that the Board should also note that the last time this project was approved by the Board did hold a public hearing and no one was present that is why the Board is waiving the public hearing.

T. Yasenchak states this is a single family residence and it is not in the Planning Board's per-view to include the garage apartment dwelling unit when the when the house is built.

Stewart's Shop's Case # 691
TM# 164.-1-87

Lot Line Adjustment
835 Rt. 9N

Chuck Marshall is present. C. Dake, B. Duffney, and S. Licciardi recuse themselves. C. Marshall states that the lot is just over 2 acres. The setbacks are 25' side yard, 10' rear yard, and 50' front yard. He states that this district is zoned Industrial Manufacturing. He state that the Town line has changed. T. Yasenchak states that she remembers that being done. R. Roeckle states that he wonders if the NY State knows of this. C. Baker asks how long ago that was done. C. Marshall states a year or two ago. It was not contested. T. Yasenchak asks if there are two separate lots. C. Marshall states there are no new lots being created. T. Yasenchak asks that a note to be added to show that it is only one lot. C. Marshall states that

he can do that and do a new lot and a new deed description. Yasenchak states that the visualization is helpful. C. Marshall states he will put the setbacks on the plan as well. R. Roeckle states that the garage setbacks are no problem. C. Baker asks if there are any hazardous materials on the Ballesteros site. T. Yasenchak states that it used to be a butter plant. C. Baker states buyer beware. C. Marshall states that he didn't do the real estate transaction. . Yasenchak states that they just need to do the removal of the junk. J. Sabanos asks if the existing parcel is in the Industrial Manufacturing District. C. Marshall states yes. T. Yasenchak states that this is pretty straight forward. She states that the Board can approve with contingents that the parcel be annexed to the Stewart's Shop's and approval from the NYS. C. Marshall states that the maps need to be updated. R. Roeckle states stating the portion of the parcel to be annexed. He also states the NYS Comptroller's office will need to be notified. T. Yasenchak states that it is shown on Saratoga County GIS. So that has been verified. T. Yasenchak states that the Lot Line Adjustment to be adjusted to 2.08 acre lot.

MOTION: R. Roeckle

SECOND: J. Sabanos

RESOLVED, that the Planning Board hereby grants approval of a Lot Line Adjustment for Stewart's Shop's located at 835 Route 9N, TM# 164.-1-87.

- The applicant is not creating any new lots smaller than 2.08 acres including the Ballesteros parcel.

Meeting adjourned at 7:51 p.m. All members in favor

Respectfully submitted by,

Kimberley McMahon
 Planning Board
 Executive Secretary