

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

**February 8, 2022**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Planning Board is called to order by Robert Roeckle, Vice Chair at 7:00 p.m. On roll call the following members are present: Robert Roeckle, Charlie Dake, Butch Duffney, Steve Licciardi, Robert Roeckle, Nick Querques, and Joe Sabanos. Tonya Yasenchak is absent. Charlie Baker Town Engineer is present. Mike Waldron, Zoning Administrator/Code Enforcement Officer is present.

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Minutes will be reviewed at the next meeting.

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Picarello, L. Case #661  
TM# 98.-1-2

261 Miner Road  
Minor Subdivision

Dan Wheeler is present. The Board reviews C. Baker's comments. The Board requests that lot 2 have the trees removed for adequate site distance upon C. Baker's request. D. Wheeler agrees to remove trees on lot 2. J. Sabanos asks if there are pull-offs for the emergency vehicles. D. Wheeler states that he will add them to the plans. B. Duffney states the pull-offs need to be 12' wide and 50' long. R. Roeckle re-opens the public hearing at 7:06 p.m. No one is present for this project. The Board agrees to close the public hearing at 7:07 p.m. The Board reviews SEQRA

MOTION: N. Querques  
SECOND: B. Duffney

RESOLVED, that the Planning Board completes Part II of 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 Minor Subdivision of Lawrence Picarello, for property located at 261 Minor Road, TM# 98.-1-2.

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

MOTION: D. Dake  
SECOND: J. Sabanos

RESOLVED, the Planning Board hereby grants approval for Lawrence Picarello for a Minor Subdivision at 261 Miner Road, TM# 98.-1-2:

VOTE: Ayes: R. Roeckle, C. Dake, B. Duffney, S. Licciardi, J. Sabanos, N. Querques  
Noes: None  
Abstain: None

Absent: T. Yasenchak

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Whipple, T. Case #666  
TM# 123.-3-9

365 Plank Road  
KROD

Tom Whipple is present. R. Roeckle opens the public hearing at 7:17 p.m. No one present to speak regarding this project. R. Roeckle closes the public hearing at 7:18 p.m.

MOTION: B. Duffney  
SECOND: J. Sabanos

RESOLVED, that the Planning Board completes Part II of 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 KROD Overlay District of Thomas Whipple, for property located at 365 Plank Road, TM# 123.-3-9.

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

MOTION: C. Dake  
SECOND: N. Querques

RESOLVED, the Planning Board hereby grants approval for Thomas Whipple for a KRIOD Overlay District at 261 Miner Road, TM# 98.-1-2:

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

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Skidmore College Case #674  
TM# 153.-2-16

956 N. Broadway  
SPR

Dan Heller and Dan Derocker are present. R. Roeckle states that this project is a public hearing. R. Roeckle opens the public hearing at 7:19 p.m. D. Heller states that they are looking to move their daycare to another location on their property. They have 40 children that attend their daycare, most of the spots are employee's children and if they don't have all their spots filled they open it up to the public. This property involves the City of Saratoga and will be their sewer and water. S. Licciardi states he would like to see photo metrics and lighting. J. Sabanos asks if there are any Zoning Variances for this previous approval. R. Roeckle asks if the property boundary runs through the driveway. R. Roeckle states for this use there needs to be a landscape buffer, it is required. B. Duffney states that there is no landscape buffer needed. R. Roeckle states the daycare is a commercial project. The Board agrees to set a public hearing for February 22, 2022. C. Baker asks if they will need to do any blasting. D. Heller states that they might have to. D. Derocker states that he does not like blasting and is hoping that they don't have to.

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Meeting adjourned 7:34. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
Planning Board  
Executive Secretary