

TOWN OF GREENFIELD
Planning Board

August 31, 2021

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: Butch Duffney, Charlie Dake, Mike Gyarmathy, Robert Roeckle, Joe Sabanos, Nick Querques, and Tonya Yasenchak are present. Karla Conway is absent. Charlie Baker Town Engineer is present. M. Waldron, Zoning Administrator/Code Enforcement Officer is absent.

Minutes

To be reviewed at the next meeting.

Whitaker, K. & H. Case #662
TM# 123.-2-29

374 Plank Road
SPR/KROD

Korey and Hanna Whitaker are present. K. Whitaker states he is a United States Navy Nuclear Submarine Officer and his wife is a nurse at Saratoga Hospital. They own property at 374 Plank Road in the LDR and KROD Districts. They are looking to build a house and a detached garage with a 2 bedroom garage apartment 988 square feet and 1 bathroom at the same time. They are looking to build both the house and garage at the same time. They have chosen charcoal gray with wood grain for the siding and metal roofs. All the lighting will be all be downward facing. The house will be timber framing with 4 bedrooms, 2.5 bathrooms. The windows will be 39% so it is under the requirements of 40% for the glare. The shutters and roof will be a darker green. T. Yasenchak states that the garage apartment is an accessory use to the house. K. Whitaker states that they will be building both the house and the garage at the same time no delay between buildings. R. Roeckle states that was a good presentation. K. Whitaker states that they are requesting 1 septic instead of 2 due to the topography of the property. M. Waldron states that after meeting with K. Whitaker and he denied the building permit pending a Special Use Permit for this project and he is fine with it. K. Whitaker states that letter 8 in the Board's packets have the design of the septic system. T. Yasenchak states that they can't waive it so she is not sure. M. Waldron states 8 Liberty Drive did this. T. Yasenchak states 8 Liberty Drive was, but the Board did not know what was going on there either. R. Roeckle asks if there will be 2 tanks and 1 leach field. K. Whitaker states 1 tank and 1 leach field. T. Yasenchak asks 1 or 2 wells. K. Whitaker states 1. J. Sabanos asks what is the grading from the driveway. K. Whitaker states less than 3%. J. Sabanos asks what are the clearing limits. K. Whitaker states just the where the garage, septic and driveway are going. J.

Sababnos states that it needs to be on the drawing. K. Whitaker states it is on the northeast side of the driveway. J. Sabanos asks if the garage apartment will have a separate address. K. Whitaker states he does not believe so. K. Whitaker states that he moved here from Washington (the state) in 2019. B. Duffney states that if the driveway is 500' or longer it will need turnarounds for emergency vehicles. K. Whitaker states that it is 410'. K. Whitaker states that in enclosure 9 of your packet. It is a 40' wide culvert. Also in enclosure 10 Chief Davis helped him design it there is a letter from him in the packet. B. Duffney states that he just wants to make sure the residents and the fire fighters are safe. C. Dake states this is the most thorough application that he has ever seen. K. Conway agrees and states great job. T. Yasenchak states that the Board will need to see everything on 1 map. Limits of clearing and grading on the septic system. R. Roeckle states the Board does need everything on 1 map. B. Duffney asks how far back is the electricity. K. Whitaker states 1000'. B. Duffney states he feels the Board should waive the public hearing. National Grid has already been contacted aive the public hearing. The ZBA will have a public hearing. R. Roeckle states might as well set a public hearing they have to wait for the maps. C. Dake and K. Conway agree. T. Yasenchak states does not need a County referral sent and sets a public hearing for September 14, 2021. K. Whitaker states he needs the fire turnarounds, the clearing for the septic, where parking areas are going to be, and the proposed grading. M. Waldron states that he has been working a year with K. Whitaker.

Kodiak Construction Case #654
TM# 150.-2-36.12

15 King Road
Minor Subdivision

Jesse Boucher is present. T. Yasenchak stats that they adjourned the public hearing for this case waiting on the County referral. She opens the public hearing at 7:37. There were no concerns from the County regarding this project. No one is present for this project and no correspondence. T. Yasenchak closes the public hearing at 7:39 p.m. J. Sabanos states that the driveway to the southwest is a little pitch. J. Boucher states that he will do that with the Highway Superintendent. R. Roeckle asks if the driveway is coming down. J. Boucher states that he will design that with the Highway Superintendent. The Board reviews SEQRA.

MOTION: R. Roeckle
SECOND: C. Dake

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 significate negative environmental impacts for the Minor Subdivision of Kodiak Construction/Jesse Boucher for property located at King Road, TM# 150.-2-29.

Meeting adjourned at 8:30 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Administrative Assistant

DRAFT