

TOWN OF GREENFIELD
Planning Board

August 9, 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: Charlie Dake, Steve Licciardi, Joe Sabanos, Beth Podhajecki and Clyde Ronk, Alternate. Butch Duffney and Tonya are absent. Charlie Baker is present. Mike Waldron is absent. Clyde Ronk has full voting privileges.

Minutes

July 12, 2022

The Minutes will be tabled until next meeting

New Business

Rowland, M. Case #676
TM# 124.-1-30.2

Minor Subdivision
1146 North Creek Road

Michael Rowland is present. R. Roeckle asks the applicant to explain to the Board where he is at this time with his Minor Subdivision. M. Rowland states that last time they were in front of the Board they were told that they needed to comply with the ASSHTO intersection standards. He states that they needed 430' to the right and 500' to the left. Since then they have cleared and now they have 466' to the right and 662' to the left. He states that he knows that they are not stamped and that they will need to be. He asks if there is any way that they can move forward. R. Roeckle states that he spoke with the surveyor and when the maps come in and they will be stamped he asks how the Board feels about moving forward with this project does. The Board agrees to move forward. C. Baker states that he does not have an issue with that. R. Roeckle asks K. McMahon if the Board has reviewed SEQRA. K. McMahon states yes.

MOTION: C. Dake
SECON: J. Sabanos

RESOLVED, that the Planning Board hereby grants approval for a Minor Subdivision at 1146 North Creek Road, TM# 124.-1-30.2 contingent upon:

- Stamped maps received by the Planning Department

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

Miles 1, LLC Case #679
TM# 136.-1-31

Minor Subdivision
498 Coy Road

Dan Wheeler is present. D. Wheeler states that the Board has seen this weeks ago and the plan has not changed. He states that when he got a call from K. McMahon that they were on the agenda. He states that he has not incorporated all the information from the engineer. He states that he believes that the grading plan and all the technical things were done and he knows that he has to get it from the engineer. They received their Variance from the ZBA for the site distance. R. Roeckle asks if the site distance is on the plan. D. Wheeler states no, that will all be coming. He states that there will be a report coming from the engineer. He will submit the engineer's report and the plan showing all the things that are required. R. Roeckle states that before that Board questioned whether or not there should be an easement to the cemetery along the property line of the abandoned Town road. He states that is his only question he has other than the location of the houses, septic's, and the well. C. Baker states that he believes that he gave D. Wheeler a list, and the limits of clearing are required. D. Wheeler states that he did receive the list and this project is almost a carbon copy of what they did with the Minor Subdivision on Miner Road. Hopefully it will pretty much the same. He states the erosion and sediment control plan. C. Baker states yes, and the other thing and he is not sure if he mentioned it before, but since this property is adjacent to the gravel mine put a note on the plan for the potential buyers will be aware. He states that he is sure that anyone that looks at the property will be aware similar to what the Board does with the power company. D. Wheeler asks if the Board has standard wording for something like that. C. Baker states no, and again he is just throwing it out to the Board. R. Roeckle states that it would be adding a note that states something about the noise and the dust. He states that he can hear it from his house and he live 2 miles away. B. Podhajecki asks if the mine is still active. R. Roeckle states yes. R. Roeckle states that it is up to the Board to decide if they want a note to be added so that when it is marketed and that way they can't complain. D. Wheeler states that he totally agrees. C. Dake states that he would not think that it is necessary, but feels that it is a good idea. B. Podhajecki states that she agrees people should know by looking at the map that way they can see the note. R. Roeckle states that this project will need a public hearing does the Board want to schedule a public hearing prior to reviewing the new maps. He states that will be in 3 weeks. D. Wheeler asks when the Board like the submission for that would. R. Roeckle states by August 16, 2022 or August 17, 2022. D. Wheeler asks when the September meeting will be. R. Roeckle states September 13, 2022. He asks if D. Wheeler would like to wait until then. D. Wheeler states yes, he doesn't want to have the public hearing scheduled and for whatever reason he is unable to get the information to the Board in time.

Meeting adjourned at 7:11 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board
Executive Secretary

