

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

**December 13, 2022**

**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, Beth Podhajecki, Joe Sabanos, Robert Roeckle, and Clyde Ronk, Alternate. Steve Licciardi is absent. Charlie Baker is present. M. Waldron is absent. Clyde Ronk has full voting privileges.

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Minutes

November 29, 2022

MOTION: B. Podhajecki  
SECOND: J. Sabanos

RESOLVED, The Planning Board waives the reading of, and accepts the October 25, 2022 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle and C. Ronk  
Noes: None  
Abstain: C. Dake and B. Duffney  
Absent: S. Liccia98rdi

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**Old Business & Public Hearing**

Centerline Communication Case #687  
TM# 164.-1-44

Site Plan Review  
461 Locust Grove Road

Brenda Blask-Lewis is present. C. Dake and B. Duffney recuse themselves. B. Podhajecki questions the address for this project. B. Blask-Lewis states that is the 911 address. She states that Stewart's didn't know that either. She states that this is not a cell tower it is an antenna and 6 radios. It is only to provide coverage for the Stewart's warehouse. That is the sole purpose of service. The antenna is 40' tall. T. Yasenchak states that the last time B. Blask-Lewis was in front of the Board it was for 4G. B. Blask-Lewis states correct. T. Yasenchak opens the public hearing at 7:06 p.m. Karen Wadsworth, Locust Grove Road, states that her family's property abuts Stewart's property. She asks if there will be any lights or sound, and how high above the building will the antenna be above the roof. B. Blask-Lewis states 10'. K. Wadsworth states that it is helpful to talk to B. Blask-Lewis. She is wondering about the radio frequency radiation or the EMF's for the wireless telecommunication. The FCC has guidelines and the NYS DOH also has guidance in this area. She asks where the radios will be mounted. K. Wadsworth states the less impact is very helpful. She states that the FCC has really good guidelines. With no one else present to speak about this project T. Yasenchak closes the public hearing at 7:10 p.m. She states that at the last meeting we talked about the

radius and it is just for on site. B. Blask-Lewis states that it may benefit other building on the property. She asks if admissions and is requesting a study for review. The study was done and the FCC gets the study. T. Yasenchak states that the building sets down in a hole. B. Blask-Lewis states that is part of the reason they don't have reception in that building. It is way in the back of the property. T. Yasenchak asks if the power lines are behind the building. B. Blask-Lewis states that the power lines are already there and it is behind the building. T. Yasenchak states that the power lines are in between the property lines and the trees. The Board agrees that SEQRA review is not needed.

MOTION: B. Podhajecki

SECOND: J. Sabanos

RESOLVED, the Planning Board hereby grants approval of a Site Plan Review for Centerline Communication, 461 Locust Grove Road, TM# 164.-1-44, contingent upon:

- A copy of the study that was submitted to the FCC

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

Noes: None

Abstain: C. Dake and B. Duffney

Absent: S. Licciardi

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Sterling Environmental Engineering Case #690  
TM# 150.-2-6

PUD  
3499 Rt. 9N

C. Dake and B. Duffney re-join the meeting. Tyler Sweet is present. T. Sweet states that Brookview just completed 196 unit additions to the mobile home park. Now they are looking to expand again with 40 new mobile home lots. They need to come back in front of the Board to expand/change the Planned Unit Development. He states that they will be putting in all new water and sanitary and new curb cut. They are seeking recommendations and looking forward to move forward. T. Yasenchak states that this is a lengthy process. United Mobile Home Park is writing their own language for their property. She explains how a PUD works. There are a lot of moving parts to this. The Town Engineer is looking at a lot of engineering items. C. Baker reviews his letter. A long Environmental Assessment Form should be submitted, including visual simulations from Pine Robin North, NYS Route 9N and the Maddy Groves subdivision, located on Locust Grove Road. Information should also be provided from Greenfield Elementary and Saratoga School District, to address potential impacts to existing student capacities. The proposed access road and proposed lots will be in close proximity to Pine Robin North. The clearing and grading required for construction will eliminate existing mature vegetation that presently provides approximately 900+/- feet buffer between the Pine Robin single family homes, and the existing Brookview MHP. The proposed project follows a ridge that is located between two adjacent wetland areas. A detailed grading and drainage plan will be required to determine how storm water runoff will be managed and to determine the overall site disturbance limits and vegetation removal. A site distance analysis will be required for the proposed site access road, and it will be subjected to review and approval by NYSDOT. Based on comments provided form the past for the past park expansion, updates will be required for the sanitary sewer disposal. The previously reported be provided peak capacity of the plant was close to being reached and it would appear this expansion will required upgrades to the system. The past review comments requested that wastewater records be provided to

the town on a yearly basis for MS4 reporting. He asks if those reports have been provided to the Town. NYS DOH will need to approve the expansion of the public water supply, as well as the park expansion. He states that wetlands permits will be required due to the disturbance to construct the access road. A detailed grading and drainage plan is required to define those limits. T. Yasenchak states that obviously this list of things will need to go to the Town Environmental Commission for their advisory opinion. They don't need to make a motion just an advisory opinion. T. Yasenchak states that she received a note from the assessor requesting that the roads are named and the lots are numbered and not to use any road names and number not to be reused. She reads the email from the assessor. T. Sweet states last time at the previous expansion it was a problem. R. Roeckle states that should be coordinated with the assessor. B. Duffney asks if signage would be appropriate. T. Yasenchak states yes, and asks if T. Sweet was able to access the Town's PUD Code. She explains how submittals work. Once the Board receives all the requested information the Board will have 35 days to make a determination and complete the application. R. Roeckle states that he is concerned with lots 39 and 40. He feels that they are just jammed in there. T. Sweet states the new well house needs more redundancy. What R. Roeckle is proposing the PUD for the new parcel? It is pre-existing non-conforming. T. Yasenchak asks if they ever do anything in the old part. R. Roeckle states that this was originally done in 1976. C. Ronk questions the site distance at the curb cut. B. Duffney asks how close to the adjacent property lines are lots 37-40. T. Sweet states 60'. B. Duffney states that during phase 2 there were kids playing in the woods building forts having fires on the neighbor's property. The Chamberlain's that own the property (that the kids were playing on their property) they didn't want them playing on and when the public hearing is open he feels that will be a concern for them. He asks if there are any vacant sites. T. Sweet states that he understands and there are 10 vacant sites at this time. B. Duffney states the Greenfield School is small and is full. He asks how big each lot is. T. Yasenchak states that her main concerns are the trespassers. The Board will need approval from NYS DEC and NYS DOH for approval. J. Sabanos asks if there is any submission of a vegetation plan. T. Sweet states one is being redefined and they are meeting with the landscape engineer. He states that that is all part of the review. He asks if the parking is impervious. T. Sweet states asphalt most likely to minimize parking. C. Dake states that he drove there today and how will the PUD language be will it be summarized or be detailed language. T. Sweet states that will be built up with each submission each time they are in front of the Board they will work and add to it. T. Yasenchak asks will there be any additional recreational area proposed? T. Sweet states they are proposing a common recreational space to the north. T. Yasenchak states the Board will want to see any site plan, buffers, and the PUD language. Will the units be sold with sheds? T. Sweet states yes. R. Roeckle states that is not in the PUD language. T. Yasenchak agrees with J. Sabanos and would like to see a landscaping plan and Emergency Services will need to review this as well. T. Sweet states that they will contact the Fire Department and make sure the roads are wide enough and they will check the Code. T. Yasenchak states reach out to the school to make sure there is not any over flow of the parking lot like J. Sabanos mentioned. R. Roeckle asks if the lots 22, 18, and 16 have double frontage towards Route 9N. He states that might be better. B. Duffney states that with the subdivision the Board always asks for limits of clearing. He does not feel that it would affect anything. T. Yasenchak states that the County, NYS DOH, NYS DOT, and NYS DEC reviews this. T. Sweet states that the wetlands are NYS and he asks if the Board would be lead agency. R. Roeckle asks if that was in the original PUD language and he wonders if there was a motion for that. T. Yasenchak states that they will have to check with Karen Down (Town Clerk). R. Roeckle states that they will need to see how the roads impact the homes. T. Sweet states that they will look into that with aerial views. R. Roeckle states that they have the wrong setbacks on the plan. It shows 25' and it needs to be 50' in that district. B. Duffney asks if the setbacks would change with the PUD. R. Roeckle states that it should be listed in the language. That would make it easier for Code Enforcement

and consistent with the community's character. Yasenchak states that it is better to be proactive. J. Sabanos asks if there will be any street lights. T. Sweet states at the intersections for safety and security. J. Sabanos asks if the power will be underground or overhead. T. Sweet states that depends on the power company. J. Sabanos asks if there will be any generators. T. Sweet states no, not from them. T. Sweet states that will work with NYS DOH regarding the waste water. J. Sabanos asks if that will be in the PUD language. He asks if there will be garbage pickup. T. Sweet states that will be the responsibility of the mobile home owner/renter. J. Sabanos asks if the mobile homes will be on slabs. T. Sweet states yes, all the slabs will be on grade. J. Sabanos asks if there will have propane and if so will it be in ground or above ground. R. Roeckle states that the PUD language is a standalone section of the Code. T. Sweet states that they will work with their legal team regarding this. R. Roeckle states that he does not believe this expansion has changed much. T. Yasenchak states that the things just need to be tightened up. T. Yasenchak states they should go through the items listed in the Town PUD Language/Code. She states that they will need updated traffic information that C. Baker has asked for. Long Form SEQRA should be submitted. Most subdivisions are 50' buffers and that is standard for any subdivisions. T. Sweet states that last time there was a no cut buffer, but they planted a number of trees and he will check the grading limits. T. Yasenchak asks the Board how does that Board feel about setting a public hearing for this project. B. Duffney states more or new information could come up. R. Roeckle agrees and states with the referral he feels that the Board should wait to have a public hearing. T. Yasenchak states correct and she feels that getting more information before the public hearing. You will need to submit items 10 days prior to the meeting to be on the agenda for their next meeting. Their next meeting will be on January 10, 2023. T. Sweet states that the traffic study maybe the only thing holding them up for the January 10, 2023 meeting.

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ANW Holdings Case #689  
TM# 164.-1-83.4

Lot Line Adjustment  
24 Middle Grove Road

T. Yasenchak states that this is a Lot Line Adjustment for Witt Construction. Nick Falco, Witt Construction, states that this Lot Line Adjustment is for lots 23 and 24 Middle Grove Road. They moved the house closer to lot 3v for better placement for the house. T. Yasenchak asks if they are moving the house. N. Falco explains with a colored map that he presented to the Board. T. Yasenchak asks if the driveway location is changing. N. Falco states no. T. Yasenchak states that the Board has received notes from M. Waldron, Code Enforcement, stating that the neighbors are complaining. N. Falco states that was resolved. T. Yasenchak questions about over cutting from NYS DEC. N. Falco states that he is working with Jed Hayden from DEC. T. Yasenchak states that the Board needs to see that. She states that B. Duffney has requested it and the Board has yet to see that. Also an N.O.I. needs to be filed. N. Falco asks won't that be done with the SEQRA review. T. Yasenchak states that the Board asked for an overlay and has yet to receive that. N. Falco states he will provide that. R. Roeckle states the 50' no cut buffer can be extended to lot 4. He understands that most of it is wetlands. C. Ronk asks if the driveway will exist as it is. N. Falco states yes. B. Duffney asks if it will the lots stay the same size. N. Falco states lot 4 increased and lots 2 and 3 have decreased. B. Duffney states that these lots were completely cleared without permission and he feels that Witt Construction is asking for forgiveness. J. Sabanos states that the Board will need the exact location of the house and it may need additional pull offs for emergency services. B. Duffney states that pull-offs every 500' for emergency services. J. Sabanos asks if it is a keyhole lot. He states that it appears to be house behind a house. T. Yasenchak states the Board can't take action on this until CEO has answered the Boards questions. She states

that the Board will may have a public hearing for this project. She states that any submittals must be submitted 10 days prior to a meeting.

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## **DISCUSSION**

Marianne La Roche is present. M. La Roche states that she has property in the KROD District and she thinks that she needs a Variance for the size of the house. They have 200' of frontage. She states that they have a driveway permit. She knows that they have to stay under 50% for the glass. They have already spoken with the Fire Company. T. Yasenchak asks why they need a Variance. She explains how the Board reviews a project in the KROD District. M. La Roche asks if t=she needs house plans for this project. R. Roeckle states no. T. Yasenchak agrees. She states that they will not need a Variance. The Board will need plans but not stamped. T. Yasenchak states in the KROD District they will need an engineer or a surveyor. She states that this is not a difficult project. B. Duffney states that all the Board needs for this project are generic plans. T. Yasenchak states whatever style of house you would like every site is different. She states that the Board would not say that they can't build a house. M. La Roche states that she still needs a well. R. Roeckle asks if she has anything like elevations of the house. T. Yasenchak states that they will need stamped plans for the building permit. M. La Roche asks if she needs something from the Fire Company in writing. T. Yasenchak states that it won't hurt. She states that this Board has not ever not given approval for KROD.

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Cody and Kateri Sargent are present. C. Sargent states that he is moving forward with writing a grant for the Town. T. Yasenchak states the Planning Board knows nothing about that.

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Meeting adjourned at 8:47p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
Planning Board  
Executive Secretary