

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

**February 22, 2022**

**REGULAR MEETING**

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

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Minutes will be reviewed at the next meeting.

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Skidmore College Case #674  
TM# 153.-2-15

Site Plan Review  
North Broadway

Dave Carr and Dave Rodecker are present. D. Carr states that this property is located at the end of North Broadway. In 2012 and 2013 they built the office and currently that is the admissions office. They are proposing a 2,000 square foot building with parking and a playground. C. Baker asks if the college opens all the buildings on the property. D. Carr states that they added lighting to the dumpster. There will be no expansion of the daycare center itself. They have 40 children in there daycare program. The children are primarily the staff's children. The daycare is primarily for employees if there are any spots left over they open it up to the public. T. Yasenchak asks C. Baker if he has any questions. C. Baker states that he provided a letter to the Board and the applicant. He does not feel that they will have to do any blasting. B. Duffney asks if they will be hooked into the city sewer. D. Rodecker states yes. R. Roeckle asks if M. Waldron looked into the driveway going over the property next. M. Waldron states that they own both properties and feels that they don't have to do anything for that. S. Licciardi states that he likes that they added the lighting at the dumpster. T. Yasenchak states that the Board has a letter from NYS SHPO. D. Carr states yes, and they provided it to the Board. T. Yasenchak reads the letter and states that it doesn't include any impacts. She states that this is in the Town of Greenfield most of their property is in Saratoga Springs. D. Carr shows the Board a picture of what the building is going to look like. R. Roeckle asks if B. Stokes property (that is next door to this project) is historical. D. Carr states that he does not know. T. Yasenchak opens the public hearing at 7:14 p.m. No one present to speak regarding this application. T. Yasenchak closes the public hearing at 7:15 p.m. The Board reviews SEQRA.

MOTION: B. Duffney  
SECOND: N. Querques

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 significant negative environmental impacts for the Site Plan Review of Skidmore College for property located at 956 North Broadway, TM# 153.-2-15.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, R. Roeckle, J. Sabanos, T. Yasenchak, N. Querques

Noes: None

Abstain: None

Absent: None

MOTION: C. Dake

SECOND: J. Sabanos

RESOLVED, that the Planning Board approves the Site Plan Review of Skidmore College for property located at 956 North Broadway, TM# 153.-2-15.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, R. Roeckle, J. Sabanos, T. Yasenchak, N. Querques

Noes: None

Abstain: None

Absent: None

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Grassi, J. Case #647  
TM# 151.-2-57

Major Subdivision  
355 Grange Road

Justin Grassi is present. J. Grassi states he is the owner and the applicant. He states that this is a 15 lot major subdivision. NYS DOH required them to drill 2 wells that they did approve. They have 2 storm water basins in the front and 1 in the back. They did dig for them and the digs were good. C. Baker states that he would like to be present when the road is being done. He states that he is fine with the landscaping plan. The road grade is 8%. J. Grassi states that they are doing more cutting than he would like. He would like the vegetation. They will be planting trees along the frontage. He states that C. Baker wrote a letter and they will be responding to his comments. The site has already been heavily logged. He provided aerial view of where it was logged. They will be preserving any juvenile trees. The Board has not yet reviewed SEQRA and hopefully that will happen at the end of March. T. Yasenchak asks if the applicant has provided a letter from C. Baker. C. Baker states that a letter has been provided to the applicant and he can answer any questions that the Board or the applicant might have. T. Yasenchak asks if the Fire Chief or the Highway Superintendent has sent a letter to the Board for this project. K. McMahon states no. She asks K. McMahon to send a letter to both the Fire Chief and the Highway Superintendent. R. Roeckle states that his biggest concerns are engineering. B. Duffney states that the road has a big slope. Whatever C. Baker is good with then he will be fine with it. He states that the applicant is going to live there. N. Querques asks if lot is going to have the 30 acres of green space. J. Grassi states yes. J. Sabanos ask if the electrical will be underground. J. Grassi states all underground. C. Baker states it has to be. J. Grassi states this project is 2,400 square feet and it meets all the setbacks. T. Yasenchak asks if the plantings on Grange Road will be around the storm water basins. She states that chain link fencing is required. The Board did require that Goose Hollow to put chain link fencing around theirs. C. Baker states that the storm water is on one of the pages that were provided and DEC requires it. T. Yasenchak states that she sees the screening, but not the planting. J. Grassi asks where she would like to see the planting. T. Yasenchak states around the screening. Screening not seeding. C. Baker states put the plantings outside the fencing so that the Town is not responsible maintaining it. J. Grassi states that he will talk to his engineer and he is struggling with the removal of so much vegetation. He states that they will be putting a

green chain link fence around the storm water basins. T. Yasenchak suggests black fencing. B. Duffney asks if the detention ponds have to be approved by the Town. C. Baker states yes, they will once the Town takes over the road. J. Grassi states the DOH is asking for a letter from the Town before they sign off on this project. He thinks that it needs to come from the Town Board. C. Baker states that he has never heard of this. T. Yasenchak states she has never heard of that for residential only commercial. R. Roeckle asks if the Board should forward this to the Town Board. C. Baker states not yet. The Town Board will eventually get it. T. Yasenchak asks after this project is approved then it goes to the Town Board. C. Baker states that Town Council will need to review it all. J. Grassi asks if the Board can close the public hearing in March and he suggests for a formal approval in March. T. Yasenchak states that it has been a long time sense it was noticed, it should be re-noticed. R. Roeckle asks does it have to be re-notice to the neighbor's or just in the newspaper. B. Duffney states that the biggest issues are the engineering. Not a lot has changed he feels that there is no need to re-notice the neighbor's. The Board agrees to re-advertise for March 29, 2022.

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Morrow, B. Case #675  
TM# 99.-1-33.33

Sketch Plan Review (Sketch)  
4390 Route 9N

No one is present for this case. T. Yasenchak states the applicant is not present for this case. He is looking to put up a barn and it is an allowable uses with Special Use Permit I this district. M. Waldron states that the project came is as a Building Permit subsequently it needs a Special Use Permit. There is not enough frontage does not have enough frontage. Would it qualify as a keyhole lot? This is allowable with a Special Use Permit. It seems to be consistent with the character of the neighborhood. R. Roeckle asks if they are proposing a bathroom. M. Waldron states that he does not recall. R. Roeckle states that the applicant lives in Saratoga he would think that he would want a bathroom so why not do it as a dwelling? N. Querques asks where the well is. M. Waldron states that he thinks that he is a conversation with Mr. Morrow and he does not want to spend money on an engineer. J. Sabanos states that he (the applicant) needs to come in front of the Board and feels that the Board should table this conservation. T. Yasenchak states that he chose this route and if he wants to move forward he will have to comply with what is required and he needs to find the tools to get it done.

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

Sketch Plan Review Miner Subdivision  
1146 N. Creek Road

Michael Rowland, Karen Downen, Dennis Downen, Fay Fagnat and Rob Fagnat are present. T. Yasenchak states this is not a formal review. B. Duffney states that he has done work at this property. T. Yasenchak asks if he is under contract. B. Duffney states no and he feels he does not need to recuse himself. M. Rowland states that when he originally he was under the impression that this was a lot line adjustment and he feels no one is on the same page. F Fanat states that she is the original owner of the project. She put the road in after her husband passed. This past summer they met with M. Waldron. She wants to give the property to her grandson because it is a part of his grandfather's legacy. She states that herself and his mother (Karen Downen) to give him the proper acreage so M. Rowland can build a home there. T. Yasenchak explains the difference between a Lot Line Adjustment and a Minor Subdivision and when creating a new lot it is created it is a subdivision. F. Fagnat states that his mom and she each gave him property to make a buildable lot. T. Yasenchak states that when this is completed each property will have different tax map numbers and all properties will get a tax bill. She states that they are starting with 4 lots and are ending with 5 lots and the new lot will have

its own new tax map. F. Fagnat states that it does make sense, but he has already spent a lot of money on this project and is in the National Guard. T. Yasenchak states that it is a lot indeed, but she feels this is not a lot line adjustment. R. Roeckle states that if they are creating a lot it will need a new tax map. T. Yasenchak states that M. Rowland will need something from the Planning Board to Saratoga County. R. Roeckle reads the Code on Subdivision. D. Downen asks if they are creating a new lot. B. Duffney states yes. B. Duffney explains all the properties there and states that they are 4 parcels and now they want to make 5. D. Downen states that they are only making one lot. T. Yasenchak states that they are taking property from 2 lots and making another lot to make 5 lots all together. She states that they will need to see there setbacks proposed house, well, and septic. She will ask M. Waldron for an interpretation if this is a keyhole lot she thinks it looks like it is. F. Fagnat asks about the other lots in the back. R. Roeckle states they are pre-existing non-conforming. They don't need Variances. D. Downen states that when built their home they needed a Variance. M. Rowland asks he needs an application, engineering escrow or does he use his own engineer? T. Yasenchak states that the escrow is to cover the Town Engineer's fees. R. Fagnat asks if there are different setbacks. T. Yasenchak states that is not required for a Minor Subdivision. M. Rowland states that he has the plans for the house. T. Yasenchak states that the Board does not need that the property is not in the KROD Overlay District. R. Roeckle states that all he needs is to put the location of the house, well, and the septic and they need to be within the setbacks. M. Waldron states he would like the topography of the driveway too. C. Baker states that they will need to have adequate site distance for ASHTO requirements. R. Roeckle states he assumes that the County will need to give approval. C. Baker states that they have run into that in the past. M. Waldron states it can only be a certain height. C. Baker states correct. D. Downen states site distance still a problem. C. Baker states that only applies to a new subdivision. The Board does not want to make a bad condition worse. T. Yasenchak states that their design professional can do all that for them. M. Rowland asks if they can be hand drawn. T. Yasenchak states it can't be hand drawn and they will also need to see the limits of clearing. B. Duffney asks if the driveway is 500'. K. Downen states yes. T. Yasenchak explains the 500' emergency vehicles rule for driveways. R. Roeckle states that whatever you do now will help you later. T. Yasenchak states that M. Rowland should talk to their design professional and ask them to do intersection site distance. C. Baker agrees. He suggests that they do the site distance first. T. Yasenchak states that the additional trees could be in their favor. B. Duffney states that he has come out of the driveway driving his logging truck that weighs 110,000 pounds. M. Rowland states that they did do a survey. T. Yasenchak states this will be filed with the County once completed.

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Meeting adjourned at 8:34 p.m. All in favor.

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Respectfully submitted by,

Kimberley McMahon  
 Planning Board  
 Executive Secretary