

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

**November 30, 2021**

**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, Karla Conway, Charlie Dake, Nick Querques, and Joe Sabanos, alternate. Butch Duffney, Mike Gyarmathy, Robert Roeckle are absent. Joe Sabanos has full voting privileges. Charlie Baker Town Engineer is present. . M. Waldron, Zoning Administrator/Code Enforcement Officer is present.

**Minutes**

Minutes will be reviewed at the next meeting.

Vianna, J. Case #670  
TM# 123.-3-5 & 6

Sky Ranch/ Plank Road  
Lot Line Adjustments

James Vianna is present. T. Yasenchak states this is a Lot Line Adjustment located at 361 Plank Road. J. Vianna states that he is present for the Miller's. The Miller's own both parcels. The Board asked for a note to be added to the plans that the wetlands are not delineated and he did that along with adding the limits of clearing and where the proposed house will be and he met with the Building Inspector which he did. He states that M. Waldron asked him to put the space, bulk standards, and copy the final subdivision notes to this map. They started out with 2 lots, lot 8 10 acres and lot 7 at 75 acres. The street address was also added. He states that he also added the pull offs that were on the original subdivision map. T. Yasenchak states she is glad that he asked for the added note from the original subdivision map to the plans. She states that the Board asked for a letter from M. Waldron for substantial conformance and received it. C. Baker asks J. Vianna to explain the special notes. J. Vianna states that they are mostly for surveyors. C. Baker asks if it is acceptable form to be met by the County. J. Vianna states yes. N. Querques states that the new note is confusing to him. T. Yasenchak states that SEQRA is not required for a Lot Line Adjustment.

MOTION: T. Yasenchak  
SECOND: J. Sabans

RESOLVED, that the Planning Board grants approval for James Vianna, for property located at 361 Plank Road, TM# 123.-3-5 & 6 contingent upon,

- Lots 7 and 8 at Parkside Heights wetland delineation is to be done if the house is modified

VOTE: Ayes: Conway, Dake, Yasenchak, Sabanos, and Querques  
 Noes: None  
 Abstain: None  
 Absent: Duffney, Gyarmathy, and Roeckle

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Cartier, C. Case #655  
 TM# 123.-3-5

355 Plank Road  
 SUP/KROD

Cohen Cartier is not present. M. Waldron states that C. Cartier was supposed to meet with him and J. Vianna, however he was ill.

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Keenan, T Case #671  
 TM# 153.13-1-23

453 Maple Ave.  
 Site Plan Review

Jessie Marque and Theresa Keenan are present. J. Marque states currently this property is a 4 bedroom home and they are looking to convert it into a Chinese Medical practice. They are looking to build a 14' x 15' addition, and add parking. They are asking for less parking that is required by the Code and adding a side walk. They have provided a gardening plan for the walk way and they don't want to add a ramp. They will also be adding privacy fencing out by the road. In the landscaping plan they will be planting healing herbs. All the remaining trees will camouflage the lighting for the neighbor's. T. Keenan states that she practices Chinese Medicine not Japanese and started her practice in 2008. She states that she is Board Certified and Licensed by NYS. She treats oncology patients to digestive patients to emotional patients. COVID 19 has made her become safer in her practice. There will only be 2 patients at a time. Her work days are Monday, Wednesday, Thursday and Friday. She states that if she goes into the office on the weekends it would be to make treatments. The 3 room would be for her medical library and the 4<sup>th</sup> office would be for her patient files. M. Waldron states that at some point in time he will have to get with the fire chief to review this. He asks what they are doing with the 2 stone columns. T. Yasenchak specifies about the stone columns to the garden. She asks what he wants to talk to the fire chief's for accessibility for emergency vehicles? M. Waldron states yes, and the applicant is looking for a waiver from the Planning Board from 5 to 3 parking spots. That is not compliant with local zoning. T. Yasenchak asks what the total square footage of the buiding is. J. Marque states 1,550 square footage for both stories. T. Yasenchak reads the Parking Code. J. Sabanos states that he is concerned with the parking and asks where T. Keenan will park her vehicle. T. Keenan states some days her husband drops her off and picks her up. Her patients are scattered and there will be no waiting room. J. Sabanos states there is a need for 5 parking lots. T. Keenan states her patients have been trained for a year in half there is only 1 patient in the building at once. J. Sabanos states he definitely likes the lighting on the residential side. He asks if the sign will have a sign light on it. J. Sabanos asks about the storm water run-off. J. Marque states that this parcel is 0.15 of an acre. J. Sabanos asks what the width of the driveway is. He states that only 1 car coming in and out at the same time. N. Querques asks if there is any other staff other than her. T. Keenan states no. C. Dake states that he is not comfortable with 3 parking spots and he is not sure how this will work for the intermediate term. T. Keenan asks what C. Dake means about intermediate term. C. Dake states something good today may not be good tomorrow. K. Conway states that the no residual parking is also a problem for her. It is not compliant with our Code and she likes rules so that everything is compliant. C. Baker states that he would like to

review the septic system and he would like a letter from an engineer's report. He is wondering where the well is and he has a concern about the parking. J. Marque states that they would be adding a new well. C. Baker states that he is not sure how the Board is going to handle the trash location. T. Yasenchak states that she agrees with her colleagues and asks about the sign and wants to make sure that it meets the Code. T. Yasenchak asks C. Baker if this will have to be referred to NYS DOT for change in use it would be a new curb cut. J. Marque states that they have to go through NYS DOT. T. Keenan states that the trash will be on site trash service. T. Yasenchak states that will have to be put on the plans. She asks about the man hole. J. Marque states that will be going away. T. Yasenchak asks where is the well going to be. J. Marque states that will be shown on the next plan. T. Yasenchak states that she is not comfortable with only 3 parking spots. Our Code does not have any tool to change at a later date there is nothing to trigger an increase. Libby Carrino (the applicant's attorney) states that she read the Code and the usage on site. They could record an easement. T. Yasenchak states that is clever, however she is not comfortable with that. The Town does not have the staffing to check up on things like this. The Board wants the businesses to be successful. L. Carrino states it has been a mechanism in the past. T. Yasenchak asks C. Baker if he has seen it in the past. C. Baker states no he has not. Maybe they could move the shed and that could be a parking spot. J. Marque states that they don't want to. C. Baker asks what the hesitation is. J. Marque states that they want to keep the shed. T. Yasenchak states that maybe there is another way they can look at this project. T. Keenan states they would have to remove the trees. J. Marque states that they are creating a gateway. T. Yasenchak states they need look into the parking anything but a waiver. C. Dake states that he does not think that the parking spots waiver is possible. K. Conway agrees and doesn't think it will work. T. Yasenchak asks if the fence will be staying. There is a buffer requirement. J. Marque states it is more of an "snow fence". T. Yasenchak states they have homework to do and maybe just some planting and she reads the Code. N. Querques asks maybe they could provide a satellite view. J. Marque states that she can provide photos. C. Dake asks what the requirements are for parking. He asks if it has to be paved. T. Yasenchak reads the Code. It would have to be allowed by the Town Engineer. C. Baker states they could use grass pavers. T. Yasenchak states they could possible provide some kind of parking in the shed. T. Keenan states the trees are right on lot line. J. Sabanos states that they cannot really widen the driveway. They would have to widen the driveway at the road. There would have to be some way to mitigate it. M. Waldron states 6' is the maximum height for fencing from NYS and the Town of Greenfield, but the Planning Board can change that. J. Marque states that on page (D2 on the plans) shows the columns are 6' not the fence. M. Waldron states he does not want any surprises down the road. T. Yasenchak states any submittals from now forward are 10 days before a meeting.

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Meeting adjourned at 7:52 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
Planning Board  
Executive Secretary