

TOWN OF GREENFIELD
Planning Board

October 12, 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: Karla Conway, Butch Duffney, Charlie Dake, Mike Gyarmathy, Robert Roeckle, Joe Sabanos, Nick Querques, and Tonya Yasenchak. Brian Reichenbach Town Council is present. Charlie Baker Town Engineer is present. M. Waldron, Zoning Administrator/Code Enforcement Officer is absent.

Minutes

To be reviewed at the next meeting.

Pileckas, P. Case #660
 TM# 164.-1-32.14

32 Mill Road
 Minor Subdivision

Paul Pileckas is present. T. Yasenchak states the Board asked for grading, SWPPP, and the location of the well to the adjacent property. P. Pileckas states that his engineer spoke with C. Baker. C. Baker states yes, he has, but he has not received anything. P. Pileckas states this is a 4 lot subdivision on Mill Road. T. Yasenchak asks how many acres is the property. P. Pileckas states the lot is 10 acres. Lot 1 is 1.89 acres, lot 2 is 2.48 acres, lot 3 is 2.2 and lot 4 is 3 acres. T. Yasenchak states this parcel is located in MDR-1 District states that usually the Code Enforcement Official can determine that for the Board however, he is not present. The minimum lot size is 1.5 acres. She asks what the smallest lot is. P. Pileckas states 1.89 acres with a keyhole lot. T. Yasenchak opens the public hearing at 7:06 p.m. Brian Atwater states that he owns 30 and 31 Mill Road. He states that he is in favor of this project. He thought lot 1 was a road going into the property. There is bedrock and wetlands and he wonders about the drainage. He is concerned about construction hours. He feels that where the houses are going are fine. If there was any soil mitigation there was it taken care of. He states that he was on the committee for when the Comprehensive Plan and Zoning District committee's when they were being written. There was night logging in the beginning of this project. He believes when Bill Bokus owned the property there was something that was dumped on the soil. He has a concern about that. The logging needs to be cleaned up. Over the last month there have been 40-50 loads of sand dumped on the site. What would be done with the drainage ditch. Phill London 14 Middle Grove Road, states that there are logging trucks going in and out all hours of the evening. There is a SWPPP in place has the property been delineated. Patricia Meyers 34 Mill Road, her house is to the left of the property and she is in favor of this project. Prudence Dejardins, 45 Hicock Road, asks 150' frontage for the driveway

is allowed in this district. T. Yasenchak states for keyhole lots only require 30'. P. Desjardins states the last storm there was a drainage issue and the culvert was completely clogged and she is wondering who will be maintaining it. Andre Dejardins states he is concerned with the drainage, but he is happy to see homes going in there. T. Yasenchak states there is no one else present to the Board agrees to adjourn the public hearing at 7:20 p.m. R. Roeckle states that his concern is the drainage. N. Querques agrees. B. Duffney states that the Board is looking at doing the Short Form SEQRA for this project and his biggest concern is the drainage and hopes that the applicant limits the hours of construction to benefit the neighbor's. T. Yasenchak states that the logging operation and hours of construction can be part the condition of approval. M. Gyarmathy states he has nothing to add, but hopes that the applicant does what is asked at of him by the neighbors and the Board. K. Conway agrees. C. Baker states that he needs grading and drainage plan and that is critical. T. Yasenchak states the Board will need items submitted no later than October 19, 2021 preferably October 15, 2021. Hours of construction are in the Code under 43-2 and the applicant should review it. P. Dejardins asks is it possible to do another subdivision. T. Yasenchak states if this is approved they can do another subdivision in 5 years if they wish as long as the Zoning doesn't change by then.

Provost, C. Case #656
TM# 138.-1-40.2

Grange Road
Lot Line Adjustment

Cecil Provost is present. T. Yasenchak states this project is a public hearing tonight. C. Provost states he owns the property on Grange Road and is looking to do a Lot Line add it to the larger lot so they both have frontage. T. Yasenchak opens the public hearing at 7:29 p.m. No one is present for the project. The Board agrees to close the public hearing at 7:30 p.m. T. Yasenchak states at the last meeting the Board asked for the proposed house to be added to the plans. The Board just received the plans today they were received the maps on October 8, 2021 and the Board is just now reviewing this. R. Roeckle states that the proposed septic will be engineered approved. Lots 2, 3, and 4 remove the lot numbers and just have the tax map numbers on the map. It is a bit confusing with both of them. B. Duffney states there are wetlands on there and looking at the topography it jumps 10'. C. Provost states that DEC already delineated last year and they won't come back out until next year. B. Duffney asks if lot 1A is ACOE or DEC. C. Provost states it is not DEC. C. Baker states that he is not going to comment on this because he just received it tonight. T. Yasenchak requests modifications to the notes that is relevant and is already on the map. T. Yasenchak states if he can provide revised maps by the next meeting he can be on the agenda. She asks if C. Provost agrees to bring in new maps. C. Provost states yes.

Kasselmann Solar Case #665
TM# 125.-2-70

97 Brigham Road
SUP/SPR

Alex Martin is present. A. Martin states this is a 10 kW solar array ground mount with helicopter clips. The resident currently has another small one that is also ground mount. T. Yasenchak states A. Martin was in front of the Board at the last meeting and the Board requested some items to be submitted such as an anti-glare specification sheet. A. Martin states the anti-reflecting coating there as a component to the module. He states that he can provide further in depth information if needed. T. Yasenchak states that the Board has received it from his company in the past. The Board can have that a condition to the approval. She opens the public hearing at 7:42 p.m. No one is present for this application. The Board agrees to close the public hearing at 7:43 p.m. A. Martin states that the older array is still producing

electricity and the resident is still going to keep it. This is just additional to produce more electricity for the resident's home. T. Yasenchak asks C. Baker if the current ground mount array is still in use what level will the Solar panels be combined. C. Baker states he is not sure ask Town Council. B. Reichenbach asks if it is a 10 kW array. A. Martin states yes. B. Reichenbach states it is level 1.

MOTION: R. Roeckle
SECOND: B. Duffney

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 Special Use Permit/Site Plan Review for property located at 97 Brigham Road, TM# 125.-2-70.

VOTE: Ayes: K. Conway, C. Dake, B. Duffney, M. Gyarmathy, R. Roeckle, T. Yasenchak, and N. Querques.

Noes: None
Abstain: None
Absent: None

MOTION: R. Roeckle
SECOD: N. Querques

RESOLVED, that the Planning Board grants approval for level 1 ground mount solar array for Kasselmann Solar, at 97 Brigham Road, TM# 125.-2-70 contingent upon receipt of:

- Providing information on the glazing and anti-glare data sheets.

VOTE: Ayes: K. Conway, C. Dake, B. Duffney, M. Gyarmathy, R. Roeckle, T. Yasenchak, and N. Querques.

Noes: None
Abstain: None
Absent: None

US Light Energy Case #648
TM# 163.-2-90 & 91

370 Locust Grove Road
SUP/SPR

Zach Lissard, Mike Fingar, and Chris Koenig are present. T. Yasenchak states the last time they were in front of the Board they heard comments from the Board and the neighbors. Z. Lissard states that they provided 19 visual renderings, impacts from the neighbors residents, a noise analysis, radio frequency information, how this project may affect the health of the citizens, property values, potential fire hazards, the fire fighters training, and the NYS Labor Law. T. Yasenchak asks for a summary of each. C. Koenig states that they gathered photo's to the adjoining neighbor's. They sent out 25 notices requesting permission to come on the residents properties only 12 were granted permission to do so. They updated screening, added trees, and updated the landscaping. They provided an enhanced noise analysis. The radiation exposure is very low range. 6 additional photos were also provided. A wood fence 8' tall all natural wood to be in the front and a new landscape plan was provided. They hired a professional landscaping surveyor so he could scale everything and they did that before they took the photos at 362 Middle Grove Road because the land owner requested more trees and

10'-12' high trees planted. They provided information how it will affect the property values from 8 different Town's assessor's and reviewed the Skidmore site and nothing was found. The decommissioning they really can't discuss because they have no idea from the Board. The Town's Solar Code was adopted in 2016 this is level 3 and is a little passive no to little impact on this and it will be screened. The fire fighters are not trained in anything like this and there are numerous protections with typical means. The inspections will be done by 3rd party inspectors. The area that is proposed is to help protect the spread of fire. C.. Koenig states that they hired the landscape surveyor for the screening and the renderings, take pictures, screening added 432 trees and decreased the spacing to 10' tree height and 10' minimum. Their intent was to bulk up the screening. They added a stockade fence. They will have 2 different species of Spruce trees and cedar year round screening. They revised the visual renderings and took pictures at 9 different residents that they were allowed at. They located photos to meet each property owner's needs. Z. Lissard states the renderings from day 1 to 5, 10, and 15 years. The photos are planting the height for each photo. This was all done by the land surveyor. B. Duffney states that the roadway in front of the Lyon's will be a construction road and they will get most of the traffic what can the applicant do about that. When will they start the construction. Z. Lissard states 6 months in the Spring. B. Duffney asks about dust control. Z. Lissard states they are bringing in water and the road will be cleaned. B. Duffney states that dust control is needed. How long will this be in operational. Z. Lissard states typically 4 times a year they check the site and they check it remotely as well. N. Querques asks only 4 times a year it is checked. M. Fingar states yes. B. Duffney states this is a big deal to the neighbor's. M. Fingar states they are doing all this vegetation and installing an 8' tall stockade fence. N. Querques asks if the fence will be around the whole project. Z. Lissard states it will be chain link fencing with silt fencing for screening. M. Fingar states that there will be a 6" gap for the wildlife. Z. Lissard states the all the appliances are all engineered by FFA. C. Koenig states that the back ground noise is less than 0.2 and ambient is 0.5. B. Duffney asks that if this project gets approval the Board will set hours of construction. No head lights at night. The dust and mud will be kept at a minimal. N. Querques states the economic impact statement the Skidmore College one is much different. He would like to see a new one. M. Fingar asks pointing what out? N. Querques states something more relative to that. T. Yasenchak states this is not about size in Saratoga County. The Board was out to Loudonville (they are more of a farming community). She thinks that the closest one might be in Rexford. It does not have to be there. R. Roeckle states that the Assessor would get the sales of homes. M. Gyarmathy states that he would like to see would like to see sales data to see what they would look like. R. Roeckle states he would like to see the appropriate sales. J. Sabanos agrees. M. Fingar states that NYS only releases them every 5 years. R. Roeckle states it could be a National study that was done, but he would prefer NYS. N. Querques agrees and states that is very important. The attorney could reach out to the assessor. M. Gyarmathy states he has and they don't have this. M. Fingar states it might not be available. M. Gyarmathy states that there are many articles online. K. Conway states also provide how many days are on the market and that should be included with that. R. Roeckle asks if they know what Mr. Eichorst plans on doing with the rest of the property. M. Fingar states he assumes farming. T. Yasenchak states while reviewing this project the Board could limit clearing going forward and if approved it could be a contingency for the whole property. R. Roeckle states that there most likely will be conditions if approved. T. Yasenchak states that there should not be any more clearing it does not matter if the property owner has a contract. No more clearing in an agriculture district. M. Gyarmathy states that he noticed the photos the colors of the panels are light colors. It is not an accurate depiction. Z. Lissard states they recommend light in color to blend in to the nature. C. Dake states the Board would usually approve ground mount solar if no one is going to see it or if it is in a rural community. K. Conway asks what the proposed material for the road. Z. Lissard states gravel. B. Duffney states that crushed gravel makes a lot of dust. C. Koenig states they

constructed pervious surface unpaved road. K. Conway states that is what it will be. She asks why not paved black top. C. Koenig states no, not unless the County approves it. T. Yasenchak asks where the concrete wash out is located. C. Koenig states to the right it is on sheet. T. Yasenchak states the sound decibels are usually at the property line. That is what Stewart's did. Stewart's did an extensive sound proofing. Z. Lissard states that they can do that, but they expect it to be low. M. Gyarmathy states decibels should be compared to something everyone knows. Z. Lissard reads from a chart that general traffic at 65 M.P.H. and rural traffic at 55 m.p.h. C. Koenig states that he will update it. T. Yasenchak states that if this is approved the noise during construction will have to be managed. She asks how will the tree maintained. Z. Lissard states they will be evergreens. B. Duffney states that will be determined by the weather. T. Yasenchak states she would like to see pictures of the planted trees that are 10' in height. B. Duffney states that some are pruned and some are not. If they are planted too close together the branches are on the bottom will die. T. Yasenchak states that the trees need to be maintained and the tree limbs can't die. B. Duffney states that if they get sunlight the tree will continue to grow out and up. J. Sabanos states they may require trees to be replaced he suggests that they be more specific in the Board's language. Genevieve Trigg (applicant's attorney) states that the labor law would be for renewable profits prevailing wages and the applicant would not be responsible for that. B. Reichenbach states the point of the bond will be an issue. T. Yasenchak states that if the needs to them will. B. Reichenbach states it won't be the prevailing wage. There are a lot of other things to worry about in 20 years. B. Duffney states where the materials are coming from. There will be trucks running and generators running he does not feel that are fair for the neighbor's. Z. Lissard asks if traffic is an issue. B. Duffney it is a safety issue for the truckers and a noise concern for the neighbor's. T. Yasenchak re-opens the public hearing at 9:51 p.m. the Board is limiting comments to 3 minutes and only comment on the new information provided. J. Wimmet states that he has a procedural question and asks if the neighbors can still send letter. T. Yasenchak states yes you can. Kathryn Ridge states what was submitted (pictures) does not show the inverters to the house it should be from the property line. There is scrutiny with the camera's looking onto their properties. They did not provide any pictures from a second floor. My second floor window looks out to that property. Fred Brell states they say there is no interference prior to approval has anyone inspected this. He would like someone to listen to pure tones they are random tones and they are high frequency. He strongly encourages hydroelectric power it is better for everyone. Jim Wimmet they took 6 photos from his property and only provided 3. Photo 23 is out of view. They are supposed to be screening all the panels. We (the residents) should not have to wait 5, 10, or 15 years to get the full coverage. Sam Girditch states he appreciates the Board looking at the different angles of this project. The trees on the property line are not part of the screening. What about the sale of their homes. The values of their homes have to depreciate. Brian Atwater states this is a huge area to maintain and it will grow up. Does the noise level include all the maintenance. John Munter states this is troubling to him, the applicants stated wood fencing only on the front the renderings don't show the sides and the public hearing open. They have their own renderings that were done with their own attorney. Tim Duell agrees with everyone and states that there is no benefit for them and there is so much negativity. The community does not benefit from this in fact no one is in favor of this. Carole Englehart states the renderings are a farce and misleading to the Board and to the residents for their property values. Ronald Noles states that the last time the applicants stated that they would be planting cedar, blue spruce, and scotch pine now they are using different trees. They provided pictures of when everything is lush and the leaves are on the trees if they were gone we might see the solar array. The previous solar project was fine. This project will affect the whole Board. They love their little hamlet the way it is. John Mulligan states photo number 22 shows the tree line, the fence, and the panels all the same length. It will follow the hill line and the contour of the property. It should be somewhat appealing to the eye. Michelle Wagner states that

electromagnetic can be harmful to people with auto immune systems. Karen Lyons states that she appreciates what the applicants and the Board have provided. The renderings were poorly done. It diverts animals to other properties. Frank Lyons agrees with what his wife said. Mike Munter asks if the Fire Department provided a letter to the Board. He asks if SWPPP will come into play. The scale of the location is inconsistent to their rural Town. Any amount of trees and fencing will impact the value of the rural agriculture of our Town. This is simply inconsistent for the residents. He requests that the Board leave the public hearing open. C. Koenig states it is 1.74 acres of disturbance is a full SWPPP required. T. Yasenchak states that the Town Engineer still needs to review this and she adjourns the public hearing at 10:20 p.m. When submitting the SWPPP to the Board it could be on for the next meeting. K. Conway requests photos from higher elevation looking to the west over the property. She states that she requested this at the last meeting and the applicant did not provide it. C. Baker states that cross sections would be helpful from all photos to supplement. T. Yasenchak agrees with C. Baker. C. Koenig asks from each photo or an update. C. Baker states from the photos it would make each photo invalidated or validating the photos. T. Yasenchak states to scale 1-1 ratio it was done differently. M. Fingar asks from all the photos. T. Yasenchak states yes not 6 from the eastern part of the project. Multiples from each. 1 cross section from each. C. Baker agrees. C. Koenig states 1 for each. T. Yasenchak states if the original SEQRA needs to change please do so. Z. Lissard asks when they will get the engineering comments. C. Baker states next week from when it was submitted, but it won't be on what was discussed tonight. M. Fingar asks if the engineering will cross off the list. C. Baker states it will still be subjected to the Board's review.

Picareello, L. Case #661
TM# 98.-1-2

261 Miner Road
Minor Subdivision

Dan Wheeler is present. D. Wheeler states the keyhole lot got bigger and he added the topography and that came from the County. T. Yasenchak states this is no longer sketch plan there is site distance on the plans. T. Yasenchak states that she likes this project a lot. She would like to see the limit of clearing. R. Roeckle asks what the distance of the driveway is. T. Yasenchak states that is a requirement over 1000'. B. Duffney states the driveway have to be 12' wide and 50' pull offs every 500' for emergency vehicles. He spoke with the fire chief and that is what they have requested of the Planning Board. C. Baker states he would like to see limits of clearing per lot and a total of all the lots. If over 1 acre, the Board will require a basic SWPPP and asks what is the speed limit there. D. Wheeler asks if the basic SWPPP kicks in even if over an acre. C. Baker states yes, over an acre. T. Yasenchak states this project is next to Corinth so it should go to the County for a referral.

Luse, T, & N. Case #668
TM# 150.-2-35

43 King Road
Minor Subdivision

Tom and Nicole Luse are present. T. Luse states this is a 1 lot subdivision. T. Yasenchak states the limit of clearing and the site distance is located and so is the well and septic. She asks if this property ever been subdivided. T. Luse states not to his knowledge he has lived there for 34 years. T. Yasenchak states that this is in MDR-1 District and 1.5 acres is what is required for this district and he has more than that. R. Roeckle asks when the garage in the back was built. T. Luse states that it was there when they built the house. C. Baker refers

to the ASSTHO requirements, looks like it is all there he will look into it. T. Yasenchak states that the typical notes should be on the plans. J. Sabanos states the garage apartment would need to be a certain ratio. R. Roeckle states an in-law apartment would be on the existing property. He reads the garage apartment Code. T. Yasenchak sets a public hearing for October 26, 2021. C. Baker states that National Standards for DOT is what everyone uses. T. Yasenchak explains how the public hearing works. Jonathan Luse asks if he can speak at the public hearing. T. Yasenchak states sure.

Berben, R. Case #669
TM# 150.-2-78

91 King Road
Minor Subdivision

Rob and Jennifer Berben are present. R. Berben states they are looking to subdivide 7.48 acres. The site distance is good. The Perc tests were done by Ryan Ripper. The plan is to sell the parcel for their own financial freedom. They are not building on the parcel. T. Yasenchak asks where the perc tests are located. R. Berben shows T. Yasenchak where they are located. T. Yasenchak asks if the wetlands are ACOE. R. Berben states it was marked in 2005 and are still marked. T. Yasenchak asks the bounds of ACOE won't be near there. R. Berben states look where there house is. T. Yasenchak states that both ACOE and DEC wetlands may need to be delineated again last time it was done in 16 years. They need to show where the house, well and septic is going to be. The location of the driveway and the site distance. All needs to be shown on the map. R.R. Roeckle states DEC and the bounds of ACOE along Dunham Pond Road for the wetlands. M. Gyarmathy states possibly build up the edge. R. Roeckle where does ACOE wetlands go. R. Berben states the jurisdiction is Federal wetlands and in 2020 they changed so they may not exist any longer. R. Roeckle states yes, according to ACOE they may be gone. R. Berben asks if the wetlands should be flagged. T. Yasenchak states yes, flagged with wetlands, well, septic, and the house. C. Baker states that he has a vague recollection of the property. He agrees with what the Board has said. He does question if the site distance met.

DISCUSSION

T. Yasenchak recuses herself. This discussion is regarding Northeast Surgical. R. Roeckle states that the septic has changed and the SPEDS permit will need to be reviewed. T. Yasenchak states that M. Waldron called her and her father Thursday and stated that he found it on his desk and didn't realize it was over looked. R. Roeckle asks if they are making the septic and parking lot smaller. C. Baker originally the parking lot was approved for 32 spots. R. Roeckle states they are looking to lower them. C. Baker states then the SPEDS permit is no longer needed. R. Roeckle asks it can be removed DOH and the SPEDS permit. C. Baker states yes, it can be removed. M. Gyarmathy states this can wait until the next meeting. T. Yasenchak states that M. Waldron asked for it to be on to discuss it. She states that he said to be on October 26, 2021 and she states that she is sure that dad will submit additional plans. C. Baker states that he will not at the next meeting.

Meeting adjourned at 11:13 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Administrative Assistant