

TOWN OF GREENFIELD
Planning Board

October 26, 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: Karla Conway, Charlie Dake, Butch Duffney, Mike Gyarmathy, and Robert Roeckle, and Nick Querques. Joe Sabanos is absent. Charlie Baker Town Engineer is absent. M. Waldron, Zoning Administrator/Code Enforcement Officer is absent.

Minutes

Minutes to be reviewed at the next meeting.

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

32 Mill Street
 Minor Subdivision

Paul Pileckas is present. T. Yasenchak states the Board and C. Baker had asked P. Pileckas for several items and they were provided. She asks where the well is on the adjacent property. P. Pileckas shows where it is and states 250'. T. Yasenchak states it is noted at 226' to the septic of neighbor's. The grading is also shown. T. Yasenchak states that she is glad he listened to the neighbor's and modified the hours of construction. She re-opens the public hearing at 7:06 p.m. No one is present for this project. The Board agrees to close the public hearing 7:07 p.m.

MOTION: B. Duffney
 SECOND: C. Dake

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 for a Minor Subdivision of Paul Pileckas for property located at 32 Mill Road, TM# 164.-1-32.14.

VOTE: Ayes: K. Conway, C. Dake,
 B. Duffney, M. Gyarmathy, T. Yasenchak, R. Roeckle, and N. Querques
 Noes: None
 Abstain: None
 Absent: Sabanos

MOTION: C. Dake
 SECOND: B. Duffney

RESOLVED, the Planning Board hereby grants approval for Paul Pileckas for a Minor Subdivision at 32 Mill Road, TM# 164.-1-32.14 contingent upon:

- The Town Engineers final review.

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

Noes: None

Abstain: None

Absent: Sabanos

N. Querques states about the County referral. R. Roeckle states that if the Planning Board has 5 or more votes in favor of this project they can override the County's referral.

Whitaker, K. Case # 662
TM# 123.-2-29

374 Plank Road
SPR/KROD

Korey Whitaker is present. T. Yasenchak states this project is in the KROD District and it was in front of the ZBA for an Area Variance that was granted on October 19, 2021. The letter from the Town Engineer stating that his questions were sufficiently satisfied. T. Yasenchak states that the applicant's had wonderful community support. B. Duffney states yes, all positive and in favor of this project. T. Yasenchak re-opens the public hearing at 7:24 p.m. No one is present for this project. T. Yasenchak closes the public hearing at 7:25. T. Yasenchak states this application is one of the most thorough and complete that the Board has ever seen.

MOTION: M. Gyarmathy

SECOND: B. Duffney

RESOLVED, the Planning Board hereby grants approval for Korey Whitaker for a Special Use Permit/KROD District at 374 Plank Road, TM# 123.-2-29:

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

Noes: None

Abstain: None

Absent: Sabanos

R. Roeckle asks that the Board does not have to review SEQRA. T. Yasenchak states that is correct.

Whipple, T. Case #666
TM# 123.-3-9

365 Plank Road
SPR/KROD

Tom Whipple is present. T. Yasenchak states this project is also in the KROD District. She states C. Baker has questioned some things such as the septic and the driveway. T. Whipple states the Justin Burwell the Town Highway Superintendent came out to the site, but he did not provide a letter. T. Yasenchak states the Board can't make a determination without the Town Engineer's letter. T. Whipple asks if he can call him. M. Gyarmathy asks was there another submittal needed he believes it is erosion sediment control. T. Yasenchak states the plans were submitted on October 12, 2021, and all the items are on the map, however she is

not sure if C. Baker has an opportunity to send his letter. She is not sure if the septic and grading is acceptable with C. Baker. She asks about the septic and the grading. If it is a raised septic how does it affect the grading. The Board needs a full review from the Town Engineer. T. Yasenchak opens the public hearing at 7:37 p.m. T. Whipple asks we need approval from the Board for a single family residence on an approved subdivision. T. Yasenchak states this is in front the Board for KROD District. K. Whitaker 374 Plank Road states that he is excited for them to be neighbors and provides a letter to the Board. T. Yasenchak states that she feels that the Board should adjourn the public hearing while waiting for C. Baker's letter. R. Roeckle asks is it that they don't have the information from the Town Engineer. T. Yasenchak states yes. The Board agrees to adjourns the public hearing at 7:40 p.m. The Board can't do anything further until they get the letter from the engineer. T. Whipple states that he wishes that he knew this because he wouldn't have come. T. Yasenchak states that it was noticed for the public hearing. They will be on the next agenda. Hopefully he will be able provide a letter to the Board by then.

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

261 Miner Road
Minor Subdivision

Dan Wheeler is present. T. Yasenchak states this project was in front of the Board at the last meeting and a public hearing was set for this evening. D. Wheeler states this project is in the Low Density Residents District (LDR). It is a 36.6 acre parcel. They are looking to do a 4 lot subdivision with one keyhole lot on the east side of Miner Road right before the Town of Corinth. T. Yasenchak opens the public hearing at 7:44 p.m. No one is present for this project. She asks if there is any correspondence. K. McMahon states no. The Board agrees to adjourn the public hearing at 7:45 p.m. D. Wheeler states that their engineer has not provided the erosion sediment control plan and the SWPPP yet. T. Yasenchak states the quicker he gets it in the quicker he is on the agenda.

Luse, T. Case #668
TM# 150.-2-32

43 King Road
Minor Subdivision

Tom Luse is present. T. Yasenchak states that the Board did not ask the applicant for anything because the application was so complete. This is a 4.28 acre parcel and the applicant is proposing a 1.52 acres lot subdivision. T. Yasenchak opens the public hearing at 7:44 p.m. R. Roeckle states there is no reason to hold up the project. T. Yasenchak agrees. She closes the public hearing at 7:48 p.m.

MOTION: M. Gyarmathy
SECOND: K. Conway

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 for a Minor Subdivision of Tom Luse for property located at 43 King Road, TM# 150.-2-35.

VOTE: Ayes: K. Conway, C. Dake,
B. Duffney, M. Gyarmathy, T. Yasenchak, R. Roeckle, and N. Querques
Noes: None
Abstain: None

Absent: Sabanos

T. Yasenchak states C. Baker didn't ask for anything. B. Duffney states no, there are not any wetlands on parcel, and it is pretty straight forward. T. Yasenchak states the Board will double check with C. Baker to make sure all engineering requirements have been met.

MOTION: B. Duffney

SECOND: K. Conway

RESOLVED, the Planning Board hereby grants approval for Tom Luse for a Minor Subdivision at 43 King Road, TM# 150.-2-35:

VOTE: Ayes: K. Conway, C. Dake,

B. Duffney, M. Gyarmathy, T. Yasenchak, R. Roeckle, and N. Querques

Noes: None

Abstain: None

Absent: Sabanos

T. Yasenchak states when the Town Engineer comes back we reach out to him for a review. T. Luse asks if the Board will get a letter. T. Yasenchak states yes, once they receive the Town Engineers letter they can get the maps made up and she will go into the office and sign them.

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

Grange Road
Lot Line Adjustment

Cecil Provost is present. T. Yasenchak states that the Board asked for some things. C. Provost states that he removed the other note. T. Yasenchak states this project is a Lot Line Adjustment and the Board does not have to do SEQRA. M. Gyarmathy states that the Board doesn't get many of these. T. Yasenchak states correct, most of them can be done administratively.

MOTION: C. Dake

SECOND: R. Roeckle

RESOLVED, the Planning Board hereby grants approval for Cecil Provost for a Lot Line Adjustment at Grange Road, TM# 150.-1-40.2:

VOTE: Ayes: K. Conway, C. Dake,

B. Duffney, M. Gyarmathy, T. Yasenchak, R. Roeckle, and N. Querques

Noes: None

Abstain: None

Absent: Sabanos

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

Sky Ranch/Plank Road
Lot Line Adjustment

Jim Vianna is present. J. Vianna states he is here on behalf of Bill and Karen Miller. This property is located in the Low Density Residential Zoning District (LDR) and the Kaydeross Overlay District (KROD). They own both lots 7 and 8 and are in the process of building a barn

on lot 7. The lots comply with zoning, and they are looking to combine the lots and do a Lot Line Adjustment. T. Yasenchak states that there are a lot of different layers and originally it was approved as an Open Development. She has a call into Town Counsel to see if this project has to go in front of the Town Board. She states that J. Vianna can get the Board's opinion. She asks where in the vicinity of the house is in the vicinity of the well. J. Vianna states it is above the driveway going to the barn on lot 7 the house is on lot 8. T. Yasenchak states that if this is a garage apartment they will have to come back in front of the Planning Board when they want to build their house. When this project was first in front of the Board it was a separate thing. R. Roeckle states that a garage apartment can only be 40% or 1000 square feet of the living space of the home. J. Vianna states that would come in to play when they go to build the house. T. Yasenchak states when this was being subdivided the gentleman went through a detailed process. He had to go in front of the Zoning Board of Appeals and she would like those notes on the plans. She asks if the Board members have seen or have a copy of the subdivision. J. Vianna states there is a pond on the property and it is a filed subdivision. T. Yasenchak states there can't be any buildings beyond that point without it being delineated. The 2 lots are fairly large. J. Vianna states that once combined the new lot will be 15 acres. M. Gyarmathy states 10+ or -. J. Vianna states that he brought the wrong map for himself he apologizes. C. Dake states maybe the Board should forward to the Town Board to see what they have to say. M. Gyarmathy states lot 8 is still a decent size. N. Querques asks if the barn is on lot 7. J. Vianna states yes. R. Roeckle asks if this procedurally should go in front of the Town Board. T. Yasenchak states that she believes it does and that is why she has a call into Town Counsel. J. Vianna asks if this would fall on the Building Department. T. Yasenchak states the Planning Board reviewed it 15 years ago. Cecil Provost did something similar to this. R. Roeckle states that the Board will need to see the house, septic, and well on the plans to make sure everything can fit. J. Vianna states he can add it, but there is a lot of acreage there. T. Yasenchak states the Board will also need to see the limit of clearing on the map. J. Vianna states he can note the theoretical location. R. Roeckle states that the Town Board may say that they don't want to see it. T. Yasenchak agrees. She states that she is glad to see the original owner is selling the lots and is having success with that. J. Vianna asks if he can submit electronically. T. Yasenchak states yes.

J. Vianna states that he sent a pdf to K. McMahon regarding Walker Chandler. K. McMahon states that she did not receive it. J. Vianna asks about the other Lot Line Adjustment that was submitted. T. Yasenchak states that she did get it and Walker Chandler doesn't own the property yet and she is waiting on that. It has the frontage. J. Vianna asks if he has to be at the next meeting. R. Roeckle asks if the ZBA will have to do anything with this. T. Yasenchak states it depends on what the approval would be. B. Duffney asks if there is enough site distance on the Chandler Lot Line Adjustment. T. Yasenchak states yes.

B. Duffney states that the Board is getting a lot of applications for the KROD and C. Baker is asking for so much information the applicants are getting frustrated. M. Gyarmathy states that it is his understanding that the Zoning Committee will be starting back up so if they need to add some items to the Code it can be done. R. Roeckle states in the Code not the application. M. Gyarmathy states they Board can address any issues they have and should be addressed. T. Yasenchak states that Site Plan Review and KROD are treated differently. They don't need to ask for that unless the Board deems it. B. Duffney states that maybe the Board needs to figure out how to help these residents out. M. Gyarmathy states some of the frustrations are brought on by the applicants themselves. B. Duffney states that he aware of that and the Board will take the shot. He can handle it. R. Roeckle asks if US Light Energy received C. Baker's letter.

The Board adjourns at 8:37 p.m. All members in favor.

Respectfully submitted,

Kimberley McMahon
Planning Board Executive Secretary