

TOWN OF GREENFIELD
Planning Board

July 12, 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: Charlie Dake, Steve Licciardi, and Robert Roeckle, Butch Duffney, Beth Podhajecki and Clyde Ronk. Joe Sabanos is absent. Charlie Baker is present. Mike Waldron is absent. Tonya Yasenchak states that B. Podhajecki and C. Ronk have not yet been sworn in so there don't have voting privileges until July 14, 2022 at the Town Board meeting.

Minutes

May 31, 2022

MOTION: C. Dake

SECOND: S. Licciardi

RESOLVED, that the Planning Board waives the reading of the May 31, 2022 minutes and approves the them with minor corrections

VOTE: C. Dake, S. Licciardi, J. Sabanos, R. Roeckle, and T. Yasenchak

Noes: None

Absent: None

Abstain: R. Roeckle B. Podhajecki, and Clyde Ronk

June 28, 2022

Minutes will be reviewed at the next meeting.

Denozka, V. Case #6981
TM# 149.-2-5

362 Coy Road
Minor Subdivision

Vernon Denjozka is present. T. Yasenchak states that this is a Minor subdivision on Coy Road. V. Denzoka states that he would be giving one parcel to his son, selling a portion of the parcel to his neighbor (Earl Douglas). He inherited the property from his father. He states that his dad's house was built in 1860. He is not sure if he will sell the fourth lot. He did receive an Area Variance for the portion that he is selling to Mr. Douglas. It would be very costly to purchase 5.5 acres to make it up to Code. T. Yasenchak states one parcel is a natural subdivision because it is on both sides of the road. E. Douglas is doubling his parcel and making it better. R. Roeckle asks if his dad's lot is 6.02 acres. V. Dejnozka states yes, and it will end up being 10.3 acres. R. Roeckle asks on his dad's lot there is it a right-of-way will that stay? V. Denozka states yes, it has been there since the 50's. R. Roeckle states that he will be reducing acres. T. Yasenchak states that is not relevant. B. Duffney recuses himself. C. Baker states that he is concerned with lot 2's site distance and is wondering if it can be moved. V. Denjozka states that the site distance is not on the plan. The speed limit is 40 M.P.H. there.

T. Yasenchak states that it needs to be ASSHTO intersection site distance. C. Baker states correct. V. Denjozka asks if that can be added with a note. C. Baker states that he would be satisfied with that. T. Yasenchak states ASSHTO standards have a chart and that needs to be required. V. Dejnozka asks if the Board needs 11 maps. T. Yasenchak states not 11 one for C. Baker to review and enough for them to be signed. T. Yasenchak opens the public hearing at 7:10 p.m. J. Sabanos states joins the meeting. The Board sets a Public Hearing for July 26, 2022.

Sargen, C. & K. Case #682
TM#

450 N. Creek Road
Transfer of SUP

Cody and Kateri Sargen are present. T. Yasenchak states that this is a transfer of a Special Use Permit and a public hearing has been set for this evening. Cody Sargen states that they have prepared a power point for this evening. C. Sargen states that they want to be as transparent as possible. He states that they got a land grant from the King of England for 3,000 acres to their family in 1774. The family has been maintaining the farm for many years. K. Sargen states that they are both engineers and they loves self-reliance, taking care of the animals, educating and mentoring people. They are always learning something new. They have goats (cashmere and milkers), cows, chickens, ducks, and turkeys. Their vision is to grow and promote agriculture. She states that they are also be a source of education. They use the cashmere. She states that she knits and C. Sargen crochets. C. Sargen states that they have a five year goal. He states that eventually they are looking to get in an agriculture district. They are looking to plant 6-9 fruit trees. They have 2 bee hives and are looking to separate them into four if possible. He states that there are wetlands on the property and hey will maintain the buffer. He states that he knows that the grouse are almost extinct. He states what they are looking to do is 4H and be at the Middle Grove Farmer's Market. He states that no animals are ever harmed on their farm. He states that they are looking to do a transfer of a Special Use Permit and have it specifically worded as agriculture processing, agriculture uses and agriculture structures. He states that he is aware of FEMA wetlands and they won't disturb them. They will be well within the Code. T. Yasenchak opens the public hearing at 7:25 p.m. Jean Crumb, 457 North Creek Road, states that she is in favor of this project. She states that farming has become a lost cause and there is no weird smells or anything like that. John Strait, 903 Locust Grove Road, states that this project is ideal and he is in favor of the project. T. Yasenchak closed the public hearing at 7:28 p.m. B. Duffney states that he commends the applicants on this presentation. S. Licciardi states that this was an awesome project and well presented. J. Sabanos states that they should share this information with Historical Society to keep the history alive. C. Baker states that he has no engineering issues and is in favor of this project. T. Yasenchak asks R. Roeckle what is the process with this district. R. Roeckle states just approve the transfer of the Special Use Permit and the law changes just reference it and the old permit updated to the new Special Use Permit. T. Ysenchak states that the Board review SEQRA and she reviews the Code for Special Use Permits. B. Duffney states that a Special Use Permit should go with the farm/land. T. Yasenchak states that the Board is just being consistent with the Town's Comprehensive Plan.

MOTION: B. Duffney
SECOND: C. Dake

RESOLVED, that the Planning Board hereby grants transfer of a Special Use Permit for Cody and Kateri Sargen, 450 North Creek Road, TM# 150.-1-9.11 per the plans submitted for agricultural processing and building's

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

Tupelo Community Forest
 TM# 113.-2-35.1 & 35.2

250 & 280 Greene Road
 Site Plan Review

John Cannie and Will Aldrich are present. J. Cannie states that they have a power-point this evening. J. Cannie states this application is located in the LDR (Low Density Residential) District. This is a recreational facility and a public park. This property has been vacant for over 70 years. The applicant and his wife purchased the property during COVID. If this is approved it would be open to the public for hiking, mountain biking trails, snow shoeing, and cross country skiing. The parking lot will be gravel to protect the nature. The two parcels combined are 140 acres they would like to combine the two parcels. The parking lot is 20' wide with 14 parking spots. He states that he thinks that they need a Variance for the parking lot. There will be no over-night parking. They do have approval from NYS DEC. W. Aldrich explains the pictures. J. Cannie states that they will need a Variance for the sign and the parking lot. He states that it is in harmony of the neighborhood. He states this is development without development. W. Aldrich states that there will be no motorized vehicles allowed on the property except for Emergency Service vehicles. J. Cannie states that are taking down the trees at C. Baker's request. He reviews the Code. He will be submitting a ZBA application by July 19, 2022 to be on the ZBA agenda for August 2, 2022. Jed Hayden from DEC visited the site in June. They are getting a letter from Creighton Manning. They are seeking approval for a short time to open the property to allow families use it while the kids are out of school. This is a quiet area and it fits in with the area. He feels that it enhances the property. They will screen it and there will be no lighting. They will need a Variance for the sign and the parking lot. They are going to preserve as much of the site as possible. There will be no overnight parking and camping. They have a contractor for the snow removal. The parking lot is 15' in width with 14 parking spots. They will get an easement to clear the property if it is needed. They are looking to keep this for public use. Steve Ovitt built the trails and he is in the audience. T. Yasenchak opens the public hearing at 8:05 p.m. and explains how a public hearing works. Dave Lare, Shoney Road, Wilton states that he stumbled onto the property and now he and his kid's mountain bike the trails at Tupelo a lot when it was opened. He states that he is in support of the trail system. Ally Doyle, Richmond Ave. is a mountain biker and she is in favor of this project. Doug Gurling, 14 Lincoln Mountain Rd. states that this is an exemplified spot for this project. He can access from Lincoln Mountain Road. He states that he is the Medical Director for Corinth and the trails are easy assessable to get emergency vehicles in and out. Jeff Trainer, Greene Road, states that he has received visitors from people parking on his property and parking on the road. He states that the NYS land has parking there too. He asks will there be any more trails added if so will the tape be removed. Will there be a snowmobile trail and will that be groomed. Marcella Hammond, President of Saratoga Shredders Girls Mountain Bike Club, states that the trails are incredible resource. She states that she appreciates people being able to novice the trails and the nature. Talar Hedgpeth, Greene Road, states that she got involved with Saratoga Shredders during COVID with her two daughters. It has shown her daughter independence and empowerment. It has been a wonderful bonding experience for her and her girls. Margaret Trainer, Greene Road, states there is an increase in traffic and if it is sunny out the sun gets in your eyes and there are people in the road and on bikes it is hazardous. She states that this is a busy and windy road. She has concerns with hunting season coming and people riding bikes

and all the wildlife. Bradly Morganfed, Greene Road, states that he has been hiking there with his kids and dogs. He is glad that it is there. James Picozzi, Hovey Road, states that they have busy schedules and loves the trails and how novice the trails are; he is getting older and appreciates them. Arthur Card, President of Saratoga Mountain Bike Association, reads a letter stating that mountain biking is a fast growing sport and is in favor of this project. John Streit, 903 Locust Grove Road, states that he is an immediate neighbor and owns the dirt road it (it is not desirable for a developer) he has never seen the parking lot full. He does not feel that there are no hazards of traffic. He states that he likes that it is there. James North, Greene Road, states that he is in favor of this project. It has become a new sport for him and his son. Maize Wright, Old Gick Road, states that mountain biking can be intimidating this property allows for no intimidation. She is in favor of this project. Scott Waldek, Malloy Road, states that he is in favor of this project. He states that he has mountain biked all over North America. Laura Printon, Rebecca Drive, states that she is in favor of this project. She is an avid mountain bikers and her boys enjoy it as well. She states that they rode the trails 8-12 times and she never had a problem with parking. Scott Holburg, Locust Grove Road, states that he is in favor of this project. He was only there once before it was shut down and there were only 3 cars parked there. C. Sargen, North Creek Road, states that he sees a lot of potential customers. He is in favor of this project. Vince Walsh, Greene Road, states that he has been here for 20 years. He has a Special Use Permit that took him 6 months to receive from the Town. He supports bikers. He states that none of his concerns have been addressed. He states that he noticed that no one from Saratoga Plan is present. He asks what the definition of "Community Forrest" is. None of the Town Officials were invited to the Tupelo Community Forrest. He has site and noise issues with this project. The hours are open until 10:00 and the gate is not locked and there are used condoms, beer bottles, and needles on the grounds. There are car alarms going off in the woods. The trails will connect to the hiking paths on his property and camp ground. He feels that they need to slow the process of this project down. Today at 5:30 p.m. there were bikers there. T. Yasenachak states that he is past are 3 minutes and anyone can submit anything in writing to the Board. Larry Ramsey, Greene Road, states that he has been a volunteer fire fighter for 30 years and on the 3rd day of this trail system being open the parking lot was full and people were parking on both sides of the road and that was for the trail system. He states that the parking is an issue. He can provide pictures. The solution is to move the parking lot. This was a shock for him to see. Mark Young, Ormsbee Road, states that he has worked for the Highway Department for 32 years, and he is speaking as a lifelong resident. On Strockus Road there is no safe place to park without exception. Signs won't work. This is going to be popular and he cautions the Board. There should be no parking on the road going forward. The Town can't be responsible. Where he lives people come up there and park on the side of the road and watch the fireworks. That has never been approved by the Town. T. Yasenachak adjourned the public hearing at 8:43 p.m. T. Yasenachak states that this was shut down because they didn't get the proper approvals. The Board isn't against the project and this wasn't done for spite. The Board has a process. She explains the process moving forward. They may need an Area Variance. J. Cannie states they are having a survey done. T. Yasenachak asks R. Roeckle what does the Code state. R. Roeckle states that the trail system is not a structure. He reads the Code and he is not sure what the setbacks would be for a parking lot. T. Yasenachak asks for a formal interpretation on the setbacks for parks from MM. Waldron. J. Cannie asks if they are in violation. T. Yasenachak states that it is not a violation. The Board is not sure how to interpret this because it is not a building. They will need a Variance for their signs. J. Cannie states correct. The Code is a bit of ambiguity. He states that 6 square feet is permitted. T. Yasenachak states that she does agree with the Area Variance. She states it could be an easement. Only for the property. R. Roeckle states that the sign is not germinate. The Board does need M. Waldron to verify this. His biggest concern is the Variance and the signage. State law and the Board can't approve something and they

can't take action by law. T. Yasenchak states that the Board will need information on the site distance. The Town won't maintain the property. She states that anything that is granted will be the responsibility of the applicant. J. Cannie states that they would be happy to do the easement for the Town. T. Yasenchak states the Town is not interested. R. Roeckle states that Town won't want to interfere in it. B. Duffney asks how they will be able to monitor for no ATV's. J. Cannie states that is difficult to do as is speeding on the road. W. Aldrich states that they have a conservation easement. He states that there is a stewardship of the property that will maintain the property. J. Cannie states stewardship's are in control of maintaining the property. No one will be there all the time and they will mitigate it to the best of their availability. B. Duffney asks why does the trail system close at 10:00 p.m. W. Aldrich states so that people who work can use the trails. They can use a head light. J. Cannie states that people can night hike and cross country ski. T. Yasenchak states all the other trails in Town close at dusk. J. Cannie states that the trail builder had it surveyed. The trails on the other resident's site were not on the survey. T. Yasenchak states that the Town has actually required barriers to be placed on the property are they willing to do that. J. Cannie states that they will be amendable to that. B. Duffney states that the site distance is a problem. He states that there is no good place to park on Greene Road. There are cars parked all over Daniels Road at the trail system. He states that maybe speed checks. It is a tough road. J. Cannie states Creighton Manning did do a study and it was part of the original application. He states that he doesn't feel traffic study needs to be done he feels that the applicant has complied. T. Yasenchak asks B. Duffney if he is more concerned with the traffic. B. Duffney states yes, he has 7 grandchildren and he does not want to see anyone get hurt. J. Cannie states that they wouldn't want that. All the parking I the parking lot and that is not part of the application. B. Duffney states maybe another parking lot. J. Cannie states that the parking and the traffic are not related. He states that from a traffic point of view and that the site lines do not to be mitigated. V. Walsh states that he is blowing smoke up your ass. T. Yasenchak states that the public hearing is adjourned. She states that the Board is knowledgeable and they have a good head on their shoulders they know exactly what is being done. T. Yasenchak asks B. Duffney if he is concerned with the parking. B. Duffney states that the parking should be big enough to accommodate big weekends. T. Yasenchak stats that she is concerned with size of the parking lot. C. Baker states site distance that was provided with the speed study with the clearing. He state that ASSHTO intersection standards with the speed of vehicles going 52 m.p.h. traveling faster and slower this is nationally done and it needs to prove site distance is met and be satisfied with that. He states that he would be satisfied with a letter from Creighton Manning. He asks for a traffic study and the adequacy of it. He states that the Temporary Special Use Permit for the Cease and Desist can't go away until the Board receives the traffic study. J. Cannie asks per the Board's requirement what does usage look like and he understands they need to give the Board that data. C. Baker states that his concern is not parking on the road although parking does become an issue for Code Enforcement on the Town. Signs won't stop people. He states that it would be beneficial to see the GPS on the map to see how close to the neighbor's property the trail system is. T. Yasenchak states that the applicant could have done the site distance 40 mile per hour, but they did it at 52 miles per hour. She states that Temporary Special Use Permits have not been granted in Town. They can look into other Town's. When she has gone in front of other Town's such as Wilton it never been allowed. She states that she does not feel comfortable with that. R. Roeckle states that he does not legally think that the Board can grant a Temporary Special Use Permit. B. Duffney states that he is not comfortable granting it either. T. Yasenchak states that the Board can grant a 1 year Special Use Permit and the applicant would have to come back in front of the Board once the conditions are met. B. Duffney asks if a Temporary Special Use Permit can be renewable. T. Yasenchak states only after one is granted. R. Roeckle states that he does not feel comfortable with that. S. Licciardi states that he feels that if a temporary Special Use Permit is issued it could do more harm than good. He

feels that they need more parking. He states that it is a great project over all. He is wondering about the setbacks as well. T. Yasenchak states that the Board needs a formal interpretation on private land to the neighboring properties. T. Yasenchak asks the Board how they feel about a site visit. S. Licciardi states that he is in favor of it. T. Yasenchak asks about the survey. J. Cannie states that the surveyor has not done that and it is a 5 day project and it will take 1 month to get on paper. T. Yasenchak states that she is concerned for the neighbors. J. Cannie states that they will plot everything. S. Licciardi states that he would like to see other options for parking. B. Duffney states that Kevin Veitch stated that people have been on private property. He states that people don't read. J. Cannie states that they certainly don't encourage anyone to go on private property and they don't condone it. B. Duffney states that he processed wood on that parcel 2 years ago and there were people on bikes going through the property and it is posted. J. Cannie states that he can't answer that. B. Duffney states this project is putting more traffic on the road. Do they add sign for no trespassing on private property or please be courteous to the neighbor's. T. Yasenchak states that she feels that it would be appropriate to put up fencing and even have a barcode to enter the property. B. Duffney states that he supports privacy for private property. People can't go on other people's property. T. Yasenchak states that they have to restrict people from not going off the land. B. Duffney agrees. T. Yasenchak states maybe at the trail head have a reminder that the trail does not go any further. J. Cannie states that they are willing to put signs up. J. Sabanos states that safety is priority. He states that whoever is maintaining the trails can put the signs up. He states that there needs to be good stewardships doing this. They need to mitigate it. Time of use needs to be discussed dusk is not always good maybe open until 8:00 p.m. J. Cannie states that it is open from dawn to 10:00 p.m. B. Duffney states that is too late. The noise will intrude. We know what happens in the dark. He is concerned about this. C. Ronk agrees with J. Sabanos that closing the trails at 8:00 p.m. J. Cannie suggests 7:00 a.m. to dusk. R. Roeckle states that people do get confused. S. Licciardi states that he feels 10:00 is too late to close. J. Sabanos states that they could do a midnight snow shoe event. T. Yasenchak states that events with a Special Use Permit people don't apply for them. How many people can be at a mass gathering? K. McMahon states 150 people and up. T. Yasenchak asks if they understand where the Board is going regarding the time of operation. J. Sabanos states close the park 1 hour after sunset. T. Yasenchak asks if they will be having events there. J. Cannie states that they haven't considered it. They don't have anything anticipated. T. Yasenchak asks if they have to get a hiking permit from DEC. J. Sabanos states that he did get a hiking permit from DEC for 8 people. T. Yasenchak states that the Board wants them to be successful so the Board needs a plan. B. Duffney states that there is a school 2 miles from there do they anticipate larger groups or even field trips. T. Yasenchak states that they need to address how that can be met. J. Sabanos asks if horse riding is allowed. W. Aldrich states no. J. Sabanos states that they can't expect people to be going onto private property and surrounding properties have posted signs on their properties. T. Yasenchak asks if the trail has been delineated. She states that the Board needs an interpretation from M. Waldron regarding the parking lot setbacks. She states that she would like to see some sort of buffering around the parking lot. She states that the code reads 18' for one way parking or 24' for two way parking. Vehicles with bikes and racks she thinks that it won't meet the Code. Possibly a bigger parking lot that meets the Code. She states that how it connects to the NYS land and it is a big part of the Town and she doesn't want to see it limited. Hunting is not allowed on public land and people need to be aware of that as well as ATV's and snowmobiles. J. Cannie states ATV's and hunting is not allowed on the property. C. Baker states that at Lincoln Mountain Forest ATV's are not allowed, but snowmobiles and hunting is allowed. J. Cannie reads the letter that he provided to the Board this evening. T. Yasenchak states that maybe another parking lot so that people that come with trailers. It doesn't have to be paved and striped it can be gravel. Over all she feels this is of good use of the land. She states that the Board is not taking biking

away from children. She states that she is saying that for the audience because they need to be made aware. The applicant needs to go about this the right way. The Board can open the public hearing at any time and it does not need to be noticed again. The Board decides to do a site visit. W. Aldrich asks if he needs to be present for the site walk. T. Yasenchak states no, but someone needs to be. She explains how a site visit works. The Board usually does their site walks on Saturday mornings at 8:00 a.m. C. Baker states that they could do it an hour before the next meeting or on July 16, 2022 at 8:00 a.m. The Board decides to meet at the property on July 16, 2022 at 8:00 a.m. J. Cannie states that he will be there to meet the Board. J. Cannie thanks the Board.

Meeting adjourned at 10:09 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board
Executive Secretary