

TOWN OF GREENFIELD
Planning Board

June 14, 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, Butch Duffney, Stephen Licciardi, and R. Roeckle. Joseph Sabanos is absent. Charlie Baker Town Engineer is present. M. Waldron, Zoning Administrator/Code Enforcement Officer is present.

Minutes

May 10, 2022

MOTION: C. Dake

SECOND: B. Duffney

RESOLVED, that the Planning Board waives the reading of the May 10, 2022 minutes and approves them.

VOTE: Yays: C. Dake, B. Duffney, S. Licciardi, and T. Yasenchak.

Noes: None

Absent: J. Sabanos

Abstain: R. Roeckle

May 31, 2022

Minutes will be reviewed at the next meeting.

REGULAR MEETING

Old Stone Ridge Road Case #678
TM# 164.6-1-5

Lot Line Adjustment
15 Old Stone Ridge Road

Ken Kwalik is present. T. Yasenchak states that the Board received revised plans at the May 31, 2022 and the Board did not have an opportunity to review it at that time. K. Kwalik states that the language that the Board requested was put on the map. The contractor that they hired appears to be doing the plantings correctly. They are in front of the Board for 6 Lot Line Adjustments not the replanting. T. Yasenchak states that this case scheduled a public hearing for this evening. R. Roeckle states that he would like see the language on all 6 of the deeds. K. Kwalik states that their attorney Joe Walsh from Walsh and Walsh prepared the language. R. Roeckle states that it does not say it on all of the deeds. He reads that deed the was submitted to the Board. He states that sometimes it is in a note on the map and it does not make it to the deeds. He feels that could be a problem for a property owner if they are not aware of it. That is

his only concern. C. Dake states that he would like to see the Conservation Easement language. It is not on the deed. T. Yasenchak states that the language needs to be reviewed by the Town's Town Counsel. She asks about the plans that say "Managed for Scenic buffer" and the notes for "No cut buffer" along Lester Park Road. She states that she does not understand why it states no cut buffer and it just stops abruptly on the map. B. Duffney states that the original approval of "no cut buffer zone" was a bigger area. K. Kwalik states that he did a considerable amount of research on the original 2006 approved map and the 2015 approved maps. He does not know why that it is that way maybe for more privacy for the residents. He understands that this is not the Board's problem. B. Duffney states that he knows the logger that was doing the original logging and he called him asking what a "no cut buffer zone" is. He stated (to the logger) exactly that "no cut buffer zone" he told him to leave. R. Roeckle agrees. K. Kwalik states that he did review the 2006 and 2015 maps extensively. B. Duffney states that all the Board can review is what is in front of them, not the reforestation, the Lot Line Adjustment. R. Roeckle states that he feels that the Board should know what was in original approval. T. Yasenchak asks why the no cut buffer was removed from the map. R. Roeckle agrees and is not sure what was originally approved. T. Yasenchak states that the Board needs to get a copy of the original 2015 map that was approved. K. Kwalik provides a map that was prepared by Dan Wheeler. B. Duffney states that he realizes that the reforestation was dumped on the new HOA Board members, but that is not the Planning Boards problem. T. Yasenchak thanks K. Kwalik for the maps and states that would have helped if the Board received it with the application. C. Baker states that he feels this truly is a Town Counsel matter. The Board needs to get Town Counsel's opinion on this. He states what is unsettling is once the lots are changed it may be less controlled. T. Yasenchak agrees and asks M. Waldron what the term is that he used. M. Waldron states that Town Counsel needs to review the proposed warranty deed along with the covariance and restrictions. R. Roeckle states that the language needs to be provided. K. Kwalik states that he has spent a considerable amount of resources on this and is under a bit of a time constraint. He states that under the HOA law it allows for some disputes and wants to keep it reasonable and on the side of the nature preserve. R. Roeckle states that they need to get the deed and the language to Town Counsel. T. Yasenchak states that the Board just received the map at the last meeting and the Board did not have time to review at the time. R. Roeckle states that they can do conditional approval. B. Duffney states that he is fine with conditional approval. C. Dake states that he would prefer to see the environmental conservation easement first. T. Yasenchak states she is fine with conditional approval. She states that the whole area around the HOA is forever wild. She states that the land to be purchased can't be built on it is not allowed and the language in the deed will protect that. R. Roeckle states that the language should be put on each deed. T. Yasenchak states that the Board adjourned the public hearing and she opens the public hearing at 7: 20. No one is present to speak about this project. She closes the public hearing at 7:21 p.m.

MOTION: R. Roeckle
SECOMD: B. Duffney

RESOLVED, that the Planning Board grants conditional approval for 18, 19, 20, 21, 22, and 23 Old Stone Ridge Road, TM# 164.6-1-5, 164.6-1-4, 164.6-1-3, 164.6-1-2, 164.6-1-24, and 164.6-1-23 contingent upon:

- The deed restrictions and the easement to be added to the map and the deeds
- The satisfaction of Town Counsel of the deed restrictions and the easements on 18, 19, 20, 21, 22, and 23 Old Stone Ridge Road, TM# 164.6-1-5, 164.6-1-4, 164.6-1-3, 164.6-1-2, 164.6-1-24, and 164.6-1-23.

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

T. Yasenchak states have your attorney (Joe Walsh) amend the language and get it to the Building Department as soon as possible.

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

Minor Subdivision
 1146 N. Creek Road

Suzanne Rowland is present. S. Rowland states that they got a letter from Darrah Surveying stating that the site distance will be 450' and that trees will be removed. T. Yasenchak states that the Board did ask for any information to be received ahead of time and the Board did asked for it to be stamped and sealed that is why they asks for it 10 days in advance so the Board has time to review it. S. Rowland states time is an issue. T. Yasenchak states that is what the Board needs. D. Dowen asks if the Board needs it stamped. He states that C. Baker has already seen it. T. Yasenchak states that the Board needs to have someone stand behind it. R. Roeckle states that he is not sure what trees will be marked to be removed. S. Rowland asks how they would do that would the Board like photos. T. Yasenchak states that the Board needs it stamped and sealed. D. Dowen states that the driveway is already there. T. Yasenchak states that the Board does this all the time with subdivisions, and we are working with you to achieve this. She states that the Board requires ASSHTO standards. S. Rowland states that if they get the letter stamped that would be enough to continue. T. Yasenchak states that they need the specific ASSHTO code in the letter. C. Baker asks if he can make a suggestion they can review Peerless Groves subdivision final plan to show them how they showed the site distance. D. Dowen states that the trees are on the other side of the road. R. Roeckle states that the trees could grow back in 10 years. S. Rowland states the Board needs a stamp and seal on the letter with the direct code. T. Yasenchak states that this project has been noticed and opens the public hearing at 7:41 p.m. Faye Fagnant states that she is in favor of the project. She states that she met with the owner across the road where the trees are and she does not have a problem with the trees coming down. T. Yasenchak states that no one else is present to speak about this project she closes the public hearing at 7:42 p.m. The Board reviews SEQRA.

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 Minor Subdivision of Michael and Suzanne Rowland for property located at 1146 North Creek Road, TM# 124.-1-30.2

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

T. Yasenchak states the only thing the needs are that acknowledging of the site distance to be shown on a map.

Keenan Family Trust Case #671
TM# 153.13-1-23

SPR
453 Maple Ave.

Libby Coreno, Jamie Marque, and Therese Keenan are present. T. Yasenchak states that it is wonderful to get a letter provided from Creighton Manning. C. Baker states that they responded to everything and they got their variance all good for him. T. Yasenchak states this project was noticed for a public hearing this evening. T. Yasenchak opens the public hearing at 7:57 p.m. She states that there is no one present on behalf of this project she closes the public hearing at 7:58 p.m.

MOTION: C. Dake
SECOND: B. Duffney

RESOLVED, that the Planning Board grants approval for Site Plan Review for, Keenan Family Trust, TM# 153.13-1-23 that have met all requirements.

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

DISCUSSION

David Walter of 346 346 Greene Road, states that he is in favor of the Tubelo project. He is a member of the Saratoga Mountain Bike Associate.

Meeting adjourned at 8:02 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board
Executive Secretary