

TOWN OF GREENFIELD
Planning Board

June 28, 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, J. Sabanos, S. Licciardi, and R. Roeckle. B. Duffney is absent. Charlie Baker is present. M. Waldron is absent.

Minutes

June 14, 2022

MOTION: R. Roeckle
SECOND: J. Sabanos

RESOLVED, that the Planning Board waives the reading of the June 14, 2022 minutes and approves the them with minor corrections

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

Sargen, C. & K. Case #679
TM# 150.-1-9.11

Transfer of SUP
450 North Creek Road

Cody and Kateri Sargen are present. C. Sargen states that this property is his parents and he and his wife are looking to purchase it and continue to farm the property. He states that this property has been farmed by his family since 1974. His parents have a Special Use Permit and it is active. He and his wife are looking to maintain it as agriculture. He is curious about the Special Use Permit and it is based on the old code and how that was written for agriculture processing and agriculture use and buildings. That was the old code. The new code is agriculture processing, agricultural use, and agricultural buildings. He is hoping that the Special Use Permit can be updated to the current code. T. Yasenchak states this property is in a flood zone. C. Sargen states yes, up on a hill and it is regarding the 100 year flood zone and there is 1% of it ever flooding. He states that he is a civil engineer and he deals with FEMA every day. T. Yasenchak states that it is just the way it got mapped. C, Sargen states that he will be a certified civil engineer by the end of the year. He states that he just wants the Board to know that he is aware of the setback requirements in the Town of Greenfield and anything they do they will be following Town of Greenfield code. T. Yasenchak asks about the original plan. C. Sargen states that he did an F.O.I.L. request and the Town Clerk's office found nothing. He states that everything that is processed on their farm is USDA certified and his mentors are from Michigan where they purchased the animals. He states that they have cashmere and angora

goats for fiber and milk. They also have a herd of cattle for dairy and beef, bee hives, flocks of chickens, ducks, turkeys, and they are starting a guinea hens operation. They intend to sell any produce at the Town of Greenfield farmers market. R. Roeckle states that this property is his great aunt's property and he does not feel he needs to recuse himself from this project. J. Sabanos asks they won't expand with the new operations, C. Sargen states that they have always maintained what we are requesting. C. Baker states that it certainly fits in Greenfield and he is in favor if this project. T. Yasenchak states that the Board needs to have a public hearing.

Tupelo Community Forest Case #680
TM# 113.-1-35.1 & 35.2

SPR
250 & 280 Greene Road

Will Aldrich and Jim Cox are present. C. Dake recuses himself. W. Aldrich states that he submitted paperwork this afternoon for the Board members (the DEC letter and the traffic study that was done by Creighton Manning). J. Cox states that they have a power point and not sure if they should present that tonight or at the public hearing when more people will be present. T. Yasenchak states that the Board won't discuss anything that was submitted today because we have not had an opportunity to review the information. She states that the Board will discuss what was provided to the Board on June 14, 2022. R. Roeckle states that the power point can be presented at the next meeting. T. Yasenchhak agrees and states it would be best at the public hearing when there will be more people present. She explains how a public hearing is done and explains that the material that is provided to the Board and the Town Engineer will be reviewed. J. Cox states that they are confident in their submittal. He states that they don't want to have a public hearing until they get comments from the Town Engineer. C. Baker states that he has not had an opportunity to review what was submitted today, but he has reviewed what was previously submitted and it looks good. He states that he is confident that he can have a letter to the applicant within a week. W. Aldrich thanks the Board for letting them comply. He states that he is looking forward to getting this approved. He states that he was born on Brookside Farm. He is looking to protect the property and is working with Saratoga Plan on this project. They have created over 3 miles of walking and biking trails. He is looking forward to families getting out there and enjoying the trails especially now that it is summer. J. Cox states that this is a very strong need for this type of project. Is there something else the Board would like to see regarding this project? T. Yasenchak states that the Board looks at Special Use Permit's and they can go through some of the questions. R. Roeckle states that there are 139.86 acres for both properties and asks if they will be combining the properties. The Board needs to make sure that the parking lot is in the right location and there is enough site distance those are his concerns. T. Yasenchak agrees and asks if both parcels will be combined them. W. Aldrich states that he is looking to combine the properties. T. Yasenchak asks will that be done as a Lot Line Adjustment. J. Cox states with the deed. T. Yasenchak states yes when it is filed at the County. W. Aldrich states the topography of the property is on the front page. R. Roeckle states that they should make sure that they are within the setbacks of the property. J. Sabanos asks when making the trails with they be using motorized vehicles. W. Aldrich states no. J. Cox states that they are permitted, however they will not be used. J. Sabanos states no, he is for public use. W. Aldrich states they do on the trail system on Lincoln Mountain State Forest trails. J. Sabanos states that there is a massive problem in the Adirondacks with vehicles being parked on the side of the road. He feels that it is a fantastic project. S. Licciardi states that this is a great project and asks how many parking spots. W. Aldrich states 12-16 spaces. J. Cox asks if that is something that the Board would like to see. T. Yasenchak states yes, she would like to see that it does not have to be paved and lined. Show how many parking spots and how it meets Code. R. Roeckle agrees needs to show how

many parking spots. T. Yasenchak asks if there will be groups meeting there to hike or bike. W. Aldrich states yes, mom's and kids, also biking groups. T. Yasenchak asks about the signage. J. Cox states that they do not want signs that take away from the nature. T. Yasenchak states just look into the Town's Code on what is allowed. J. Sabanos asks about the hours of operation and are they discouraging overnight use. W. Aldrich states they are hoping that people are reasonable, no camping is allowed, but people can use it at night. J. Sabanos asks about emergency access for vehicles. T. Yasenchak agrees and asks if there will be ATV access for emergency vehicles. W. Aldrich states yes, and all the emergency services have GIS. R. Roeckle reads the Code for the parking setbacks. T. Yasenchak states that the Board has reviewed the criteria that they are required to and they have she is asking if there are any question (that we have reviewed) sparks any questions for the applicant and his representative. W. Aldrich states that the neighbor's to the east are using the property and asked if they could move some trails and he did on his dollar. The Board reviews the application. T. Yasenchak states that the Board will review the letter from DEC as will the Town Engineer. She asks where the Tupelo Tree located is. W. Aldrich states that it actually is not on this trail it is on the Lincoln Mountain trail. T. Yasenchak asks if their trail goes to the State trail system. J. Cox states that the trail is not intrusive onto someone's (the State's) property. W. Aldrich states that the trail is in the shape of a lollipop. R. Roeckle states that he is not comfortable with continuing with this property without the States being aware of this project. T. Yasenchak agrees. C. Baker states that he is aware of the Lincoln Mountain Trail system and there are yellow signs on the State property. W. Aldrich states that is correct. The Board continues with their review of the application. T. Yasenchak states that the Board will review SEQRA at some point. R. Roeckle asks if the gate will be closed and locked. W. Aldrich states that it is locked now if they get their approvals he is not intending to keep it locked. J. Sabanos ask if there will be snow removal. He is looking at this as a safety point of view. W. Aldrich states yes, he has a wonderful friend that helps with that. C. Baker asks about the sign and is there any reference to hunting on the sign. W. Aldrich states that there is a sign there. C. Baker states that the reason he asks is because not everyone is aware on the laws for hunting in NYS. W. Aldrich states that he understands and is aware of that. T. Yasenchak asks how the Board feels about setting a public hearing. C. Baker reiterates that he feels he can get a letter to the Board and the applicant within a week. The Board schedules a public hearing for July 12, 2022. W. Aldrich asks if he needs a permit to clear the land. T. Yasenchak states that if he is clearing less than an acre he does not need a permit. R. Roeckle states that they should hold their meeting at the Community Center because of the public hearing. T. Yasenchak asks K. McMahon to check to see if the Community Center will be available on July 12, 2022. J. Cox asks if adding the 10' setbacks is all that needs to be added to the map. C. Baker states that they should also show the limits of clearing. R. Roeckle suggests that they blow it up so it is easily seeable. T. Yasenchak states add the Lot Line Adjustment to the map.

Meeting adjourned at 7:59 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
 Planning Board
 Executive Secretary