

**TOWN OF GREENFIELD**  
**Planning Board**

**October 11, 2022**

**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: Tonya Yasenchak, Charlie Dake, Butch Duffney, Steve Licciardi, Beth Podhajecki, Robert Roeckle and Clyde Ronk, Alternate. Joe Sabanos is absent. Charlie Baker is present. M. Waldron is absent. Clyde Ronk has full voting privileges.

**Minutes**

September 27, 2022

MOTION: B. Duffney  
SECOND: R. Roeckle

RESOLVED, The Planning Board waives the reading of, and accepts the September 27, 2022 Minutes with minor corrections.

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

Glasser, R. & F. Case # 684  
TM# 125.-1-33

SUP  
3248 Rt. 9N

Florence Glasser is present. T. Yasenchak states that is project is in front of the Board for a Special Use Permit. She states that the applicant is looking to demolish the old garage and replace it with a two car garage and an apartment for their mother. F. Glasser states that we will be demolishing the current garage and replacing it with a two car garage for her 93 year old mother. T. Yasenchak asks if the garage will be attached or detached. F. Glasser states detached. T. Yasenchak asks if they will be tying into their current septic. F. Glasser states no there are two on the site plan. She states that if it was attached it could be an in-law apartment. She states that they are looking to keep the current driveway. R. Roeckle asks if they are abandoning the existing well. F. Glasser states no one well for each. R. Roeckle asks what is the little circle that is 200' on one side 150' on the other side on the map. T. Yasenchak states it might be the new well. F. Glasser states that it is a small lot that they own. R. Roeckle asks if it is a separate tax map. F. Glasser states yes, it is. R. Roeckle states if the garage is too close to the property line this project will need a Variance. T. Yasenchak agrees. She reviews the Code for MDR-2. R. Roeckle states that he thinks that the setbacks in that district 35'. T. Yasenchak states that if it doesn't meet the setbacks the applicant can either move the garage or combined the lots. She explains how a Variance works. R. Roeckle states that she has options she can either move the garage or combined the parcels. F. Glasser asks what the process to combined the parcels is. T.

Yasenchak states that if she combined the parcels it is simpler and explains that it can be done with this Board and it can just be included with this project. She states that it is called a Lot Line Adjustment. She states that most of the time they will come into her and she can do this administratively. R. Roeckle states that your attorney would make a new deed. B. Duffney asks how big the parcel is. R. Roeckle states approximately  $\frac{3}{4}$  of an acre. He asks what is the square footage of the existing house, because the apartment can only be a percentage of the existing house. S. Licciardi states the percentage is 40% of existing house. B. Duffney states that it seems reasonable to combine the parcels. He that he does not have any other questions. He is glad to see family taking care of family and he commends her for that. C. Baker does not have any questions R. Roeckle asked the only question he had of the square footage of the existing house. R. Roeckle states that if she could figure that out it will be great. B. Podhajecki states that she feels this is reasonable. T. Yasenchak asks C. Baker is he needs to see anything else on the map. C. Baker states he thinks this is fine there is going to be a new septic system and a new well. When they come in for the Building Permit they will have to show it then. T. Yasenchak states that typically the next step is the Board sets a public hearing. She states that the Board will need to know how F. Glasser wants to proceed. F. Glasser states that they will combine the parcels. T. Yasenchak states then the Board can proceed. She explains how a public hearing works. K. McMahon explains what she will be sending to F. Glasser. R. Roeckle asks K. McMahon to send a County referral for this project. T. Yasenchak asks if there will be any additional lighting on this garage apartment. F. Glasser states just normal lighting. T. Yasenchak states also F. Glasser should be in contact with her attorney regarding the deed. She states that if she could get the requested information to the Building Department by the end of the week that would be great.

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Meeting adjourned at 7:16 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
Executive Secretary