

TOWN OF GREENFIELD
Planning Board

September 27, 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: Charlie Dake, Butch Duffney, Steve Licciardi, Joe Sabanos, Beth Podhajecki, Robert Roeckle and Clyde Ronk, Alternate. Charlie Baker is present. M. Waldron is absent.

Minutes

August 9, 2022

MOTION: R. Roeckle
 SECOND: B. Duffney

RESOLVED, The Planning Board waives the reading of, and accepts the August 9, 2022 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, T. Yasenchak

Noes: None
 Abstain: None
 Absent: None

September 13, 2022

MOTION: R. Roeckle
 SECOND: B. Duffney

RESOLVED, The Planning Board waives the reading of, and accepts the September 13, 2022 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, T. Yasenchak

Noes: None
 Abstain: None
 Absent: None

T. Yasenchak states that the minutes are nice and concise.

New Business

Schleifman, B. Case #683
 TM# 125.-2-46.4

Minor Subdivision
 70 Hovey Road

Dan Wheeler is present for the applicant. D. Wheeler states that he surveyed the property. He states that this parcel is 75 acres. There were two homes on the property until recently. One was demolished and now they are looking to replace that home. One lot is a keyhole lot. Mr. Schleifman's home is in the rear and it used to be a barn. Both of the driveways are existing. He states that he believes that the applicant is selling the six acre lot to his step daughter. He states that he did measure the site distance and they will not be able to meet the 40 miles per hour. He is hoping that the Board will waive that requirement for them. T. Yasenchak states that is up to the Code Enforcement Official. She states that typically a keyhole lot is in the back of the property. B. Duffney asks what the frontage for lot 2 is. D. Wheeler states 61.24'. B. Duffney asks if a Variance is needed. R. Roeckle states that is up to M. Waldron. He states that this home has been there since the 1970's. T. Yasenchak states that she believes that the Code is different for a cul-de-sac. She states that she believes it is 60'. B. Duffney states that he is familiar with this property. He states that there is no way that someone will be driving 40 miles per hour on this road unless they are riding a crotch rocket. He states that this is up to the Town Engineer. T. Yasenchak states that this property has two existing driveways with two existing homes. And that is how she will be looking at this project. R. Roeckle states that the only recent case that he can think of was the Rowland case and they were adding a new residence. J. Sabanos asks if there is a site distance mechanism that can be used. T. Yasenchak states that the Town does not have anything in the Code. J. Sabanos states that he does not have any questions. C. Dake states that they need to get the frontage issue taken care of. That is only concern. D. Wheeler asks if this project will be considered grand fathered. T. Yasenchak states that this can be used as a note on the map. It shows the uniqueness of the project. B. Podhajecki states that she uses this road for carriage rides and no one can go over 15 miles per hour. R. Roeckle states that the frontage is a concern. C. Dake states that this project looks fine to him. He states that mostly residents that live on the road will be driving on this road. He states that this does not look like a keyhole lot to him. Which he feels is a good thing because he is not in favor of keyhole lots. C. Baker states that it is never required in a cul-de-sac. C. Baker states that he believes that the requirement for a cul-de-sac is 80' for frontage. His concern is the septic system and the ponds. He is not sure if a waiver could be granted. Lot two has plenty of room to maintain the 100' between the septic and the pond. Lot one he is not sure about. T. Yasenchak states no matter what the standards need to be met. R. Roeckle reads the Code 105-22 (G). T. Yasenchak states that she feels the only homework that D. Wheeler has is to finding a spot for the septic in an allowable location for lot one. R. Roeckle states possibly drill a new well. T. Yasenchak states that the septic system needs to be 100' from the pond. C. Baker states correct. D. Wheeler states possibly put the well in the front yard. R. Roeckle suggests possibly move the property line to get the wells in. C. Baker states that he is concerned about the well on lot two. R. Roeckle states that it will be tight. The Board sets a public hearing for October 25, 2022 if D. Wheeler can submit anything by October 14, 2022.

DISCUSSION

Cody and Kateri Sargen are present. C. Sargen states that he is looking to write a grant for municipal agriculture and farmland protection planning. C. Sargen states that understands that ultimately this will need to go in front of the Town Board; however it will be reviewed by the Planning Board. He states that he is not talking about this as an engineer. He is here this evening to be open and honest about what he is doing. He would like the Town to have a Town Farm Committee. He states that he is always available to speak with anyone regarding farming. R. Roeckle states that ultimately this is up to the individuals. B. Duffney states that anything

that has to do with agriculture he is all for it. Anything farming he is in favor of. T. Yasenchak asks if everything is going well. C. Sargen state that they had a cow that was injured by a fence so they purchased a new one because they thought she was going to need to be put down, when the vet came out they learned that she was pregnant. The person they bought the new cow from told them that she is pregnant as well. So they will have two babies in the spring. They have 20 goats now and 25-50 turkey's for the holidays.

Meeting adjourned at 7:26 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board
Executive Secretary