

TOWN OF GREENFIELD
Planning Board

January 31, 2023

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, S. Licciardi, Beth Podhajecki, Joe Sabanos, Robert Roeckle, and Clyde Ronk, Alternate. Charlie Baker is present. M. Waldron is absent.

Minutes

January 10, 2023

MOTION: R. Roeckle

SECOND: B. Duffney

RESOLVED, The Planning Board waives the reading of, and accepts the January 10, 2023 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

LaRoche, W. & M. Case #693
TM# 136.-1-1.11

SPR
395 Lake Desolation Road

Marianne and Eric LaRoche are present. M. LaRoche states the last time she was in front of the Board they asked for maps which they have provided. T. Yasenchak states yes, the last time they were in front of the Board they had some general questions and they have provided everything that the Board has requested. The Board concurs. B. Duffney states that he has been on this property and normally he would talk to the applicant about pull-offs and turn arounds, but they are on the plans and the road/driveway is wide enough to fit two fire trucks on it at the same time. T. Yasenchak asks about the exterior lighting. M. LaRoche states she knows that they will need lighting along the driveway and they have not chosen exactly which ones they will get and they will be dark sky lighting and they will have the same on the home. E. LaRoche states also at the door and the walk way. T. Yasenchak states that sometimes the Board asks if they can provide something to the Board so that they know and asks if that can be provide some kind of lighting detail or something equal to the lighting. T. Yasenchak states aerial shows how wide the road is and it is wide enough. She states that this application is very thorough. The Board concurs.

MOTION: B. Duffney

SECOND: C. Dake

RESOLVED, that the Planning Board hereby grants approval for a single-family-residents in the KROD District to William and Marianne LaRoche, at 395 Lake Desolation Road, TM# 136.-1-1.11 contingent upon:

- Provide the exterior lighting information

R. Roeckle states that the Board should also note that the Board is waiving the public hearing because it is optional in section 105-95 of the Code.

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

Cross, C. Case #688
 TM# 111.-2-17.1

Advisory Opinion/Open Development
 119-121 Allen Road

Clark Almay is present for the applicant. He states that he is Candace Cross's father and he is here on her behalf. T. Yasenchak states the last time that this project was in front of the Board for Open Development and the Town Board requested an advisory opinion from the Planning Board. At that time the Planning Board had requested the deed language to the other parcels and the deeds were done in 1977. B. Duffney states that he has been at this property as well and the road is good buildable land. He states that he does not see why this project should not move forward. The Board concurs. C. Baker states that he is a bit confused and asks if this is a land locked parcel. R. Roeckle shows C. Baker which lot is proposed. C. Baker states that he sees now. There is no frontage and they are creating a new lot. He states leave it up to the Town Board. T. Yasenchak states that the Board has received letters from both the Fire Department and Emergency Services stating that the accessibility of the road is good and there are already two existing homes on that road that are further from the proposed subdivision. B. Duffney states that this is a perfect example of Open Development. Mr. Almay is getting older and his daughter will be there to help take care of him. T. Yasenchak states that they need to follow the Town of Greenfield Open Development protocol. J. Sabanos states that he feels the items that the Board have recommended are concise. He states that he feels this is not setting a precedent.

MOTION: R. Roeckle
 SECOND: B. Duffney

RESOLVED, that the Planning Board provides an Advisory Opinion to the Town Board for Candace Cross, for property located at 119-121 Allen Road, TM# 111.-1-17.1 to proceed with Open Development.

R. Roeckle states that the Board should also note that the Board is waiving the public hearing because it is required for a referral to the Town Board.

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

Absent: None

DISCUSSION

Hal Raven from Saratoga & Corinth Railway, LLC is present. He states that he is working with Gary LaMothe on Canty Road to bring the train into Town. It would be a 1-2 hour train ride with a stop at Mr. LaMothe's for possibly a B-B-Q diner and music or possibly a small wedding. He states that he is also trying to reconstruct the old train station. He states that he would even like to do field trips for students. T. Yasenchak states that she spoke to Hal because Mike Waldron, Zoning Administrator, was out of the office and Kevin Veitch, the Town Supervisor asked her to look into this project. She reads the Code for recreation. She states that this is not public transportation. It is an allowable use under the Special Use Permit/Site Plan Review. She would like to see a master plan with hours of operation. H. Raven asks if he has to get a full property survey. T. Yasenchak states that is not necessary. B. Duffney asks why doesn't H. Raven reach out to the previous surveyor. T. Yasenchak states that the Board is also looking to see where the additional parking will be and where the driveways will be. R. Roeckle states the Planning Board can determine the amount of parking for recreational facilities. T. Yasenchak states that if there is going to be tents show where they will be going on the map. B. Duffney agrees and states the survey should show the parking area, where the tent will be going, and the porta john's will be put and anything that they will be using or doing on the map. T. Yasenchak states once that is done you will be amazed how much of the property that will be used. R. Roeckle asks what is the method to cross Canty Road. B. Duffney agrees and states that anything pedestrian should be on the map as well so that the Board knows that it is safe. T. Yasenchak states part of the Special Use Permit is that the Board has to have a public hearing. B. Duffney states that the neighbors could come to the meeting and provide some thoughts and or ideas that he may not have thought of. T. Yasenchak states this can be phased. For instance if phase 1 has tables, tent, and porta potty's and go from there and phase 2 could be other things that you might be looking to do in the future. B. Duffney states that he feels this is a great project. T. Yasenchak and S. Licciardi agree. H. Raven states that he has secured property near the caboos owned by the Town of Greenfield to allow for direct access. He states that he is going to be involved with caboos day and field trips for kids/students. He states that the train is so limited now. He states that they did 15,000 rides last year. J. Sabanos states that it is a lot of fun and he has been on the train ride twice. H. Raven asks if there is anyone in Town that he can talk to get help with the surveyor. B. Duffney states reach out to the previous surveyor when G. LaMothe did the cemetery on the property. That was not that long ago.

Meeting adjourned at 7:36 p.m. All members in favor.

Respectfully submitted by

Kimberley McMahon
 Planning Board Executive Secretary