

TOWN OF GREENFIELD

PLANNING BOARD

April 13, 2010

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by Gary Dake at 7:00 p.m. On roll call, the following members are present: Gary Dake, Tonya Yasenchak, Nathan Duffney, Lorna Dupouy Thomas Siragusa, and John Streit. Michael Thrailkill is absent. Charlie Baker, Town Engineer, is present.

MINUTES – March 30, 2010

Minutes will be discussed at the next meeting, April 27, 2010.

PLANNING BOARD CASES

KAREN HART – Special Use Permit

Brandell Lane

Karen Hart is present. A public hearing is opened at 7:01 p.m. K. Hart explains that she would like to remove a 1985 mobile home and replace it with a 2008 home. Eric Evers, Brandell Lane, asks if the one is going to be removed and then the other brought in. K. Hart states that it will. There being no further public comment, this public hearing is closed at 7:02 p.m.

C. Baker states that the only thing we were waiting for was a letter from a professional engineer verifying the septic system is either sufficient or that it was going to be upgraded. K. Hart states that the engineer has given the information to Stone. All she has to do is pay Stone to come in and install it. C. Baker states that then the applicant is putting in a whole new system. K. Hart agrees. C. Baker asks if the information has been given to G. McKenna. K. Hart states that it probably has not, not until she gives Stone the down payment.

RESOLUTION – K. Hart, Special Use Permit

MOTION: B. Duffney

SECOND: T. Yasenchak

RESOLVED, that the Planning Board grants a Special Use Permit to Karen Hart for property located at 13 Brandell Lane, TM#163.-2-46, to replace an existing 1985 mobile home with a newer, 2008, mobile home, contingent upon:

- **Septic system verification**
- **Mobile home to meet all zoning setbacks**

VOTE: Ayes: Dake, Dupouy, Yasenchak, Duffney, Siragusa, Streit,

Absent: Thrailkill

Noes: None

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FREDERICK CALDWELL, III – Minor Subdivision

Locust Grove Road

F. Caldwell, III is present. A public hearing is opened at 7:03 p.m. F. Caldwell states that he wishes to subdivide 6 acres from his father's property to build a home for his family. There being no public comments, this public hearing is closed at 7:04 p.m.

G. Dake states that the only thing we were waiting for was the wetlands delineation. C. Baker states that he has not received anything. He suggests that when they revise the map to make sure that the standard notes are on it and he provides a copy to the applicant. He states that the Board had asked for the edge of the stream to be delineated, and depending on what we see once that is done, we might ask for a building envelope showing the house, septic and well to make sure that there is adequate area there that meets all the setbacks. G. Dake states that as the wetlands are a significant issue we will wait to make a decision until we see that because it could end up affecting the whole thing if we run into a problem. Once the applicant has that delineation we can get him back on the next possible agenda and do SEQRA at that time. Assuming there are no problems with the wetlands, it should be fairly simple. F. Caldwell states that he does not feel that it will be a problem because the creek is actually down in a ditch and he will be well over 100'.

MARK TETREULT – Minor Subdivision

Kircher Road

M. Tetreault is present. A public hearing is opened at 7:07 p.m. and M. Tetreault explains that he would like to subdivide one 6.24 acre parcel from his property leaving him with 17.5 acres. Tina Woodcock, Kircher Road, asks where the driveway will be for the new parcel. M. Tetreault states that he would leave that up to the purchaser. T. Woodcock states that the problem she has is that this property is higher than hers, she currently gets a lot of runoff from the road and if the driveway is directly across from her existing driveway, she will get additional runoff. Eric Evers, Brandell Lane, asks if there will be only the one lot. Kevin Ralston, Brandell Lane, questions the wetlands to the rear. M. Tetreault states that the wetlands have been delineated, the DEC has been out and the building would have to be at the front of the lot. Rose Schumacher, Brandell Lane, states that she is in favor of the subdivision as there is plenty of acreage. Becky Cormack, Kircher Road, asks if this will be for a single family home and not multiple lots. M. Tetreault states that it will be only one lot. G. Dake explains the 5 year rule to the public. There being no further public comments, this public hearing is closed at 7:12 p.m.

C. Baker states that the applicant had been asked to provide a new map with a building envelope. M. Tetreault provides a map at this time. C. Baker states that all the typical notes were on the map. Regarding the drainage, he asks what the current condition of the roadway is, whether there is a ditch, etc. M. Tetreault states that there is no ditch. It is undeveloped and level with the road. He will make sure that the driveways are staggered. G. Dake states that he is not sure that staggering the driveways is the solution. C. Baker asks if there is the opportunity to create a swale. M. Tetreault states that they could make a drainage ditch. C. Baker states that he would suggest that the applicant meet with W. Barss before any driveway is put in there so that W. Barss can take a look at it in the field and make some suggestions. The applicant will be put back on the April 27, 2010 agenda.

SCOTT OLDER – Site Plan Review

Lake Desolation Road

Scott Older is present and explains that his father subdivided this property and three lots share a common driveway. His parcel is in the KROD so he needs a site plan review. He states that his lot was the homestead where his grandfather grew up, it is still cleared and the foundation, which he has to remove, is

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still there. G. Dake reviews the KROD regulations, Section 105-113. S. Older states that his lot does not have a view because of the existing stand of trees. If he was to create a view it would require cutting a great deal. G. Dake asks S. Older if he has decided on siding for the house. S. Older states that they have not decided but he is leaning towards a brown, natural wood color. C. Baker questions sight distance. S. Older reiterates that there is an existing shared driveway. B. Duffney explains that this is just up from the tri-county pit. C. Baker states that it is a big lot so he sees no engineering issues. L. Dupouy asks if this is going to be a regular stick building or a modular. S. Older states they are going with a modular. B. Duffney states that he sees no problems, the drainage should be pretty good in there because it is a natural gravel. There should not be a whole lot of runoff because of the spot he is putting the house and there should not be an issue with septic. S. Older states that he has had E. Gailor out to start the process. T. Siragusa questions that he will be removing the original foundation. S. Older states that it is laid up stone, the building is gone and he will have to fill in the foundation. T. Yasenchak states that she did the septic system for the applicant's father and there were no problems with it. She also states that she has no relationship with this application. Public hearing is discussed and waived.

SCOTT OLDER – Site Plan Review

MOTION: B. Duffney

SECOND: L. Dupouy

RESOLVED, that the Planning Board grants a Site Plan Review to Scott Older for property located at 385 Lake Desolation Road, TM#136.-1-2.3 to build a home in the Kayaderosseras Ridge Overlay District and keeping within the KROD standards.

VOTE: Ayes: Dake, Yasenchak, Duffney, Siragusa, Streit, Thrailkill

Absent: Dupouy

Noes: None

RYAN CHRISTOPHER – SPECIAL USE PERMIT

Murray Road

Ryan and Helen Christopher are present. G. Dake states that we also have a ZBA referral for R. Christopher on tonight's agenda. R. Christopher states that he would like to add an 18' x 40' bay to the existing garage. It will be 18' wide as he wants to end up with 15' on the inside. He would also like to add two employees, two mechanics. They currently have permission for two office workers. The applicant currently has a special use permit under Section 105-22-C-3. R. Christopher explains that he needs a 3' area variance and there is an empty field behind his property. T. Siragusa asks what the use for the addition will be. R. Christopher states that it will be the same. He would have one lift, and move a tire machine and some other equipment into this area. Hours of operation would be 8:00 to 5:00 weekdays and Saturdays, closed on Sundays. T. Siragusa asks about additional exterior lighting. R. Christopher states that would not change unless it is required. T. Siragusa states that he did not see a sign. H. Christopher states that they have not applied for a sign and asks if that is something they can add to the application. T. Siragusa states that the property looks very neat and it was hard to say that there was a shop there at all. B. Duffney states that one of the neighbors is Wayne Ross who will not have a problem with this; that he has been in the shop and it is very well kept and he likes to see young people in this Town being able to expand their businesses for their families and the future. C. Baker asks about the disposal of fluids. R. Christopher states that the used motor oil is used for the heating system and the antifreeze is saved in containers which are then disposed of through Advanced Auto in Saratoga. Public hearing is discussed and set for April 27, 2010 at 7:00 p.m. G. Dake asks for clarification that the applicant is looking to add two mechanics in addition to the two office workers or to replace them. R. Christopher states that he would like to add two mechanics. G. Dake states that he agrees with the Board, it is good to have young people in our community with thriving businesses.

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MARY DE LA TORRE – Minor Subdivision
South Greenfield Road

Kurt Heiss, Tommell & Assoc., is present for the applicant. He explains that the applicant owns a large parcel of land which is divided by the road and they would like to subdivide it into two lots. C. Baker states that it is pretty straight forward and they have all the typical notes on the plans with the exception of the 5 year rule. K. Heiss states that they would like to ask that that be waived. G. Dake explains that the Planning Board cannot commit future Boards to a waiver of that rule. He explains that this Board has not had a problem with waiving this at a later date since it is a natural subdivision. **The Board completes Part II of the Short Form SEQRA. All questions are answered “no”. J. Streit makes a motion to check Box B, indicating that this will not result in any significant negative environmental impacts. T. Yasenchak seconds the motion. All present in favor.**

RESOLUTION - MARY DE LA TORRE, Minor Subdivision

MOTION: J. Streit

SECOND: B. Duffney

RESOLVED, that the Planning Board approves the application of Mary DeLaTorre for a minor subdivision for property located at 77 South Greenfield Road, TM#138.-1-51.1, contingent upon:

- The 5 year no further subdivision note being added to the map

VOTE: Ayes: Dake, Yasenchak, Duffney, Siragusa, Streit, Thrailkill

Absent: Dupouy

Noes: None

ZBA REFERRAL

Ryan Christopher, Area Variance – The Planning Board is in favor of this application, pending public comment.

John & Sarah Smack, Area Variance – No Planning Board issues.

Habitat for Humanity, Area Variance – No Planning Board issues.

Meeting adjourned 7:42 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland