

TOWN OF GREENFIELD
PLANNING BOARD

August 29, 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, Robert Roeckle, Charlie Dake, Butch Duffney, Steve Licciardi, Beth Podhajecki, Joe Sabanos, and Clyde Ronk, alternate. Charlie Baker is present. Justin Reckner is present.

Minutes

August 8, 2023

Minutes will be reviewed at the next meeting.

Fiore, M. Case #705
TM# 150.-1-52.12

MDR-1/SUP
192 Sand Hill Road

Mary Ann Fiore is present. T. Yasenchak states that this project is for a Special Use Permit located at 192 Sand Hill Road. There is a public hearing set for this project for this evening. M. Fiore states this is a vertical access wind turbine. It is a two-blade wind turbine and it is less wind than a three-blade wind turbine. She looking to put it on the roof of her home. T. Yasenchak opens the public hearing at 7:03 p.m. M. Fiore states that the turbine will be 7 kw and will be good in the winter when there isn't enough sun light and it will balance out the energy. T. Yasenchak states that there is no one present to speak on behalf of this project. T. Yasenchak closes the public hearing at 7:05 p.m. She states that the Board received a letter from the Code Enforcement Officer. J. Reckner states the height of the house is well below the requirements including adding the 3' height of the wind turbine. T. Yasenchak asks C. Baker is the Board needs to review SEQRA. C. Baker states no. T. Yasenchak states the Board has reviewed this project and all the materials submitted for a Special Use Permit.

MOTION: C. Dake

SECOND: B. Duffney

RESOLVED, that the Planning Board hereby grants approval for a Special Use Permit for Mary Ann Fiore, located at 192 Sand Hill Road, TM# TM# 150.-1-52.12

VOTES:

Ayes: Tonya Yasenchak, Charlie Dake, Butch Duffney, Steve Licciardi, Beth Podhajecki, Joe Sabanos, and Robert Roeckle

Noes: None

Absent: None

Abstain: None

La Fond, M. Case #703
TM# 112.-1-24.11

LDR/Major Subdivision
18 Griffen Road

Melanie La Fond is present. T. Yasenchak states that the Board adjourned the public hearing the last time this case was in front of the Board awaiting new information which has been provided to the Board. C. Baker states that he reviewed everything and a SWPPP will need to be added. J. Sabanos asks if the Board will receive another map showing the back of the parcels. T. Yasenchak states that she believes that the original map that was submitted showed all of the property. T. Yasenchak opens the public hearing at 7:12 p.m. No one is present to speak to this project she closes the public hearing at 7:13 p.m. J. Sabanos ask if the spelling of the road is correct. M. LaFond states that she did check with the Town Clerk and it is spelled with an e Griffen Road.

MOTION: C. Dake
SECOND: J. Sabanos

RESOLVED, that the Planning Board completes Part II and Part III of the Long Form SEQRA. All questions were answered "no" and the second box was checked indicating that this will not result in any significant negative environmental impacts and the first box is checked for the Major Subdivision of Melanie LaFond for property located at 18 Griffen Road, TM# 112.-1-24.11:

VOTES:

Ayes: Tonya Yasenchak, Charlie Dake, Butch Duffney, Steve Licciardi, Beth Podhajecki, Joe Sabanos, and Robert Roeckle
Noes: None
Absent: None
Abstain: None

MOTION: B. Duffney
SECOND: S. Licciardi

RESOLVED, that the Planning Board grants final approval for Melanie LaFond for property located at 18 Griffen Road, TM# 112.1-24.11:

- Check the spelling for Griffen Road
- This is creating 4 new lots and 1 that already has an existing single-family resident
- The Board closed the public hearing
- This project has been indicated a Negative Declaration.

VOTES:

Ayes: Tonya Yasenchak, Charlie Dake, Butch Duffney, Steve Licciardi, Beth Podhajecki, Joe Sabanos, and Robert Roeckle
Noes: None
Absent: None
Abstain: None

Meeting adjourned at 7:49 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary