

TOWN OF GREENFIELD

PLANNING BOARD

August 30, 2011

REGULAR MEETING

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

MINUTES – August 9, 2011

MOTION: J. Streit

SECOND: B. Duffney

RESOLVED, that the Planning Board waives the reading of and approves the minutes of August 9, 2011, as submitted.

VOTE: Ayes: Duffney Dupouy, Gyarmathy, Siragusa, Streit, Weeks, Yasenchak

Noes: None

DEREK & JULIA BRADLEY – Site Plan Review

Young Road

Derek and Julia Bradley are present. T. Yasenchak states that a violation was issued, she reviews the application and states that there is a plot plan attached. D. Bradley states that they have 10 chickens, 1 rooster and 8 Guinea Hens. J. Bradley states that they have had them for over a year. T. Yasenchak asks the applicants to explain to the Board why they would like to have chickens. J. Bradley states that they keep the chickens for the eggs and that the Guinea Hens take care of the ticks so they can go out and enjoy their yard. They couldn't use the yard because their son always had ticks on him. Now they don't have that worry. D. Bradley states that he has two letters from adjoining property owners stating that they do not have a problem with this use. T. Yasenchak states that the Guinea Hens are obviously free range in that they are eating the ticks. She asks if they are all free range. J. Bradley states that the chickens are not free range. T. Yasenchak asks if they are free range at night. D. Bradley states that they roost at home every night. T. Yasenchak asks if the property is fenced. D. Bradley states that it is not but there are hedgerows. L. Dupouy states that she is all for it. She asks if they are going to have the Guinea Hens lay eggs so that they can have more. J. Bradley states that they had more than the eight, but they have lost several because they go into the woods to lay their eggs and a fox has gotten them. They only have males left. J. Streit states that this is totally within what the Master Plan Committee was looking at to encourage agriculture and he has no objections. Actually, it is a positive health issue with the tick control. D. Bradley states that it does not eliminate the ticks but it helps to keep the numbers down. He states that he has one neighbor who has a Macaw that they set outside, it seems to enjoy the company and that neighbor does not worry about her dog getting ticks. M. Gyarmathy states that he agrees with J. Streit's comments and he does not have any problems with this. T. Siragusa states that he did not read the letters and asks if they are the neighbors on either side. J. Bradley states that they are the two immediate neighbors in the development next to them. D. Bradley states that the neighbor on the other side buys eggs from them. If the Board would like something in writing from that neighbor, he can get something. T. Siragusa states that he is all for it. S. Weeks asks if the rooster is so that they can raise their own chicks. Roosters tend to be the issue with neighbors. D. Bradley states that they got the chickens and didn't know that there was a rooster amongst the bunch. J. Bradley states that she is a teacher and would like to have baby chicks to take into the kids at school. S. Weeks questions that the neighbors did not have any

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issue with the roosters. T. Yasenchak reads the letters into the record. She states that typically the Board waits on reading letters into the public record at a public hearing, but as a Site Plan Review the Board is not required to have a public hearing. One letter is from Marc Horwitz, Rebecca Drive and one from, Dave Popp, Rebecca Drive. Both are in favor of the application. S. Weeks states that his question was about the rooster and the letters state that they do not have issue with the rooster. B. Duffney states that he does know that Guinea Hens do keep the ticks down, as at one point he had 35 himself and his dogs never had a tick on them. Regarding the rooster, one rooster does not come close to the sound of the Guinea Hens squawking. He has no issue with this. He states that it is a great thing for kids to have animals around. It teaches them respect and responsibility. T. Yasenchak asks about manure removal. D. Bradley states that it goes in their garden. C. Baker states that he has no comments. T. Yasenchak reviews that this is a Site Plan Review and she goes over the criteria, most of which does not apply to this use. Public hearing is discussed and the consensus is to waive the public hearing.

RESOLUTION – Public Hearing – D. & J. Bradley

MOTION: J. Streit

SECOND: B. Duffney

RESOLVED, that the Planning Board waives a public hearing for the application of Julia and Derek Bradley for a Site Plan Review for property located at 50 Young Road, TM# 162.-1-69 per the application submitted.

VOTE: Ayes: Duffney Dupouy, Gyarmathy, Siragusa, Streit, Weeks, Yasenchak
Noes: None

RESOLUTION – D. & J. Bradley

MOTION: B. Duffney

SECOND: J. Streit

RESOLVED, that the Planning Board approves the application of Derek and Julia Bradley for a Site Plan Review for an Agricultural Use to raise chickens for food and eggs; and to raise Guinea Hens for tick control for property located at 50 Young Road, TM# 162.-1-69 per the application submitted.

VOTE: Ayes: Duffney Dupouy, Gyarmathy, Siragusa, Streit, Weeks, Yasenchak
Noes: None

MICHAEL REMILLARD – Minor Subdivision

Wilton Road

M. Remillard is not present and has not submitted the requested information

CHRIS & LESLIE CLAIRMONT – Minor Subdivision

Dunham Pond Road

Chris and Leslie Clairmont are present. T. Yasenchak states that the Board had asked for some additional information and for the DEC permit to be applied for. C. Clairmont states that the information was on the plans and that they have applied for the DEC permit. The only requirement for the permit was 3 photos of where the driveway would be; a copy of the DEC wetland map and a plot plan. C. Baker states that the plot plan has all the appropriate notes and that the Planning Board could only approve this contingent upon receipt of the DEC permit. He states that when you apply for a permit, DEC is looking for a grading plan and the amount of fill to be placed in the wetlands. C. Clairmont reiterates that DEC did not require that, only the photos, their wetland map and the plan that was submitted to the Planning Board. He states

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that the DEC considered it a minor permit crossing and that it should take about 2 weeks. C. Clairmont states that he did call them to make sure that was all that they needed. **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. B. Duffney seconds the motion. All present in favor.**

RESOLUTION – C. & L. Clairmont

MOTION: J. Streit

SECOND: B. Duffney

RESOLVED, that the Planning Board approves the application of Chris and Leslie Clairmont for a Minor Subdivision for property located at Dunham Pond Road, TM# 151.-1-53.111 per the application submitted, contingent upon:

- **Approval of NYS DEC wetland crossing permit**

VOTE: Ayes: Duffney Dupouy, Gyarmathy, Siragusa, Streit, Weeks, Yasenchak
Noes: None

JEFF COLLURA – Major Subdivision

Griffin and Locust Grove Road

Jeff Collura is not present. T. Yasenchak states that the Board has copies of the recent correspondence between J. Collura and W. Barss, Highway Superintendent. L. Dupouy states that at the last meeting the Board had discussed doing a site visit. Discussion takes place and the Board agrees on September 10, 2011 at 9:00 a.m. The Board will meet at the site. A note will be sent to J. Collura.

Meeting adjourned, 7:28 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary