

TOWN OF GREENFIELD

PLANNING BOARD

DECEMBER 8, 2009

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, Thomas Siragusa, John Streit, Tonya Yasenchak, and Nathan Duffney, Alternate. Lorna Dupouy, Michael Ginley, Michael Thraikill and Gerry McKenna, Zoning Administrator are absent. Charlie Baker, Town Engineer, is present.

MINUTES – October 27, 2009

MOTION: T. Yasenchak

SECOND: J. Streit

RESOLVED, that the Planning Board waives the reading of and accepts the minutes of October 27, 2009, as submitted.

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

Noes: None

Absent: Dupouy, Ginley, Thraikill

BRIAN & JULIE RAY – Minor Subdivision

Allen Road

Julie Ray is present for this application. G. Dake reviews that this minor subdivision was approved in September 2007 with a keyhole and that the applicant did not file it because of uncertainties in the real estate market. They have decided that they want to go forward. B. Duffney states that by way of disclosure, he did some logging for this applicant about 3 years ago, however does not feel that that will be an issue. G. Dake reviews that this property is located on Allen Road, keyhole driveway back to a 28 acre lot, the house is on the front lot. This all meets zoning and nothing has changed since the approval.

(L. Dupouy arrives)

J. Ray asks about the standard note regarding water wells and whether that means that she is responsible for drilling a well on that property. C. Baker states that the note does not necessarily mean that the applicant has to put the well in, but most likely the buyer of the lot is going to have a contingency in the purchase contract that will say that the sale is contingent upon the buyer finding an adequate source of water. The seller could put the well in and then increase the price to include the cost of the well. G. Dake states that most property purchases are going to have some kind of contingency about the ability to find water. J. Ray states that she knows that there is plenty of water there. B. Duffney states that there are springs on that property.

RESOLUTION – B. & J. Ray, Minor Subdivision

MOTION: J. Streit

SECOND: B. Duffney

RESOLVED, that the Planning Board grants re-approval to the minor subdivision for Brian and Julie Ray for property located at 270 Allen Road, TM#111.-2-45.3.

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

Noes: None

Absent: Ginley, Thraikill

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DISCUSSION

G. Dake states that he saw in the newspaper, and had a call from Mike Ginley, that the property at the corner of Daniels and Braim roads has been sold and closed to the Celias. That is finally an occupied house by the original intended owners.

ZBA REFERRAL

Tim and Dorothy Tyler, Area Variance - G. Dake reviews that the applicants are seeking a variance to build a garage and a porch. No Planning Board implications.

DISCUSSION

G. Dake states that he and G. McKenna took administrative action in the lengthy absence of meetings. National Grid was asking for the Planning Board to defer review on their rehabbing the power lines from Spier Falls Road to Scotia or someplace, and they wanted Board action. G. Dake states that all we were going to do was to say, yes, you can let the State regulate you instead of us. If we had said no they would have forced it to happen anyway. Having no other business on the agenda, G. Dake states that he could not see having the Board come in for only that item on the agenda. Tonight's agenda was the extent of our active agendas after missing two consecutive meetings, which would speak to the real estate market in the Town of Greenfield.

G. Dake states that one other item that has come up that is not yet resolved, and he will report back to the Board once it is resolved, is that we have had two different lot line adjustments kicked back by the County. One was approved by the Board and the other was done administratively by G. Dake and G. McKenna. G. Dake states that he has never seen this in his 16-17-18 years of Planning Board experience, and that is both of them, that were done within a month of each other, the old property line between the two pieces happened to be the line between two school districts – between Corinth and Saratoga. By doing the lot line adjustment, we were taking land from one school district and attaching it to a piece of property in the other. He spoke with County Planning who suggested he speak to the School Board. He called Jeff Piro who is a former member of the Greenfield Planning Board, a landscape architect and a member of the Saratoga Springs School Board. J. Piro gave him Kurt Jaeger's name, Assistant Superintendent for Business for Saratoga Springs Schools. K. Jaeger said that he had never seen that before, so he is doing research and G. Dake will be meeting with K. Jaeger and probably also J. Piro, since he was intrigued. One of them is a dead swap of equal amounts of land on both sides, that one should be easy because we are not changing the net taxable in either school district. The other one is the one we did at the end of Ballou Road where we had two related applications with one parcel being split into three with the third portion to be joined to the other applicant's property. That would be a net loss of 13 acres, if it is approved. If not, it will be a 13-acre stand-alone lot.

G. Dake states that he got notification from Saratoga County that the Planning and Zoning Conference is scheduled for January 25, 2010. G. Dake will be taking part in the round-table discussion as a panelist.

L. Dupouy asks if the Planning Board will get another opportunity to look at the National Grid project. She states that she had asked the Town Board about putting up flower baskets on poles, from the "Welcome" sign to the area of the elementary school, as other communities have done. The Town Board reported back that National Grid does not want anything on their poles. G. Dake states that he will check into that further.

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Further discussion takes place about canceling meetings based on lack of agenda items. G. Dake states that one of his greatest fears of losing Board members is when things are very slow because it is hard to feel like you are doing anything important when there is nothing to do. L. Dupouy comments on the conference round table. G. Dake states that he feels that we have a great Board right now. We all discuss, everyone expresses their opinions, respectfully, and even though sometimes it gets loud, it is not disrespectful. There is a difference between passionate and disrespectful. If we do not have any applications by December 15th, we will cancel the December 29th meeting.

J. Streit asks the status of the potential wind farm on the ridge. G. Dake states that we are changing the code and we still have not heard anything back from the wind company. J. Streit states that the monitor has been up for some time and asks if there is any reason to think that they will not proceed. G. Dake states that Airtricity was sold to another company and we don't know who that is.

B. Duffney states that the GCBA will be holding a Christmas mixer on December 12th at the Wayside Inn.

C. Baker states that he has some correspondence from Dave Evans, which was forwarded from the Building Department. We may be seeing him in the future. C. Baker states that he does not intend to do anything with this until we have an application. G. Dake states that we do not have an application before us and he has given D. Evans a tremendous amount of latitude over the years as did his predecessor. G. Dake states that he does not mind a couple of alternate plans, but the quiz and then pulling another one out of your pocket half way through the discussion, got old.

L. Dupouy states that she has had her survey completed and will be coming back before the Board very soon.

G. Dake states that the Town Board, in this year's budget, has removed the stipend and requirement for G. McKenna to attend Planning Board meetings, so unless there is some special request, we will be getting the written notes instead of G. McKenna's actual presence. G. Dake states that municipalities are facing budget decisions all over and while he would rather G. McKenna be here, he has no alternate as to what should be cut instead. We will miss G. McKenna's guidance, but we can still contact him and he can get back to us.

C. Baker states that he got a call from Witt Construction a couple weeks ago looking to get the road dedicated at Old Stone Ridge. In the past, the Town Board has not accepted roads until the subdivision is 100% complete, the road is done and all the work is completed. He states that he thinks we talked about this when they came in that this could be a lengthy development and by the time all the houses are built in there we might want to make some exception to that. C. Baker told them that they should discuss this with the Town Board, but he wanted the Planning Board to be aware. G. Dake states that it is not a typical subdivision, we don't want to hold it to a completely different standard, but we would have to evaluate the reasons why. It is a Town Board decision to accept the road or not.

Meeting adjourned 7:27 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland