

TOWN OF GREENFIELD

PLANNING BOARD

December 9, 2014

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak at 7:00 p.m. On roll call, the following members are present: John Bokus, Nathan Duffney, Michael Gyarmathy, John Streit, and Tonya Yasenchak. Thomas Siragusa, Stan Weeks and Robert Roeckle, Alternate, are not present. Charlie Baker, Town Engineer, is present.

MINUTES – November 25, 2014

MOTION: B. Duffney

SECOND: J. Bokus

RESOLVED, that the Planning Board waives the reading of and approves the minutes of November 25, 2014, as submitted.

VOTE: Ayes: Duffney, Bokus, Gyarmathy, Streit, Yasenchak

Noes: None

Absent: Siragusa, Weeks,

PLANNING BOARD CASES

CASEY CORNELL – Major Subdivision, Extension

Humes Road

Casey Cornell is present. T. Yasenchak states that the easement language has been being worked on between the attorneys and it has taken some time. She believes that they have completed it but have a few more small details to finish. C. Baker states that he did speak with Mike Hill today and reviewed the descriptions with EDP's survey department and they have given some minor suggestions. He believes that C. Cornell's surveyor has already addressed those. He believes that it is just a formality to extend it at this point. T. Yasenchak states that she would note for the record that there are no changes to the plans or to the site that would change the Board's initial determination on SEQRA. The applicant is just completing the contingencies.

RESOLUTION – C. Cornell, Major Subdivision, Extension

MOTION: M. Gyarmathy

SECOND: B. Duffney

RESOLVED, that the Planning Board grants a 90-day extension to Casey Cornell for a Major Subdivision approved June 24, 2014 for property located at 25 Humes Road, TM#136.-1-64, noting that we understand that there are no changes to the site or to the plans that would change our initial Negative Declaration on SEQRA.

VOTE: Ayes: Duffney, Bokus, Gyarmathy, Streit, Yasenchak

Noes: None

Absent: Siragusa, Weeks

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CHRISTOPHER & GERARD CHWAZ – Special Use Permit, Extension
Spier Falls Road & NYS Route 9N

Christopher and Gerard Chwaz are present. T. Yasenchak explains that this is an ongoing project and the brothers are working diligently on their ice cream shop. She understands that they are very close and are just waiting on some DOH items, and working those things out. In the meantime, the Special Use Permit may expire before they have their CO so they are asking for an extension. G. Chwaz states that they are working on it as they can and are in the home stretch.

RESOLUTION – C. & G. Chwaz, Special Use Permit, Extension

MOTION: J. Streit

SECOND: B. Duffney

RESOLVED, that the Planning Board grants a one year extension to Christopher and Gerard Chwaz for property located at 2 Spier Falls Road, TM#112.-1-24.2, noting that we understand that there are no changes to the site or to the plans that would change our initial Negative Declaration on SEQRA and that the applicants are waiting for final approval from the Department of Health, as follows:

- **One year extension of a Special Use Permit to expire January 13, 2016**

VOTE: Ayes: Duffney, Bokus, Gyarmathy, Streit, Yasenchak

Noes: None

Absent: Siragusa, Weeks

CHARLES ALBERTSON – Site Plan Review

Plank Road

Charles and Lorien Albertson are present. T. Yasenchak reviews that this is an application for a site plan review to have a maple syrup farm which would be collecting the sap and producing the syrup at their residential lot. C. Albertson states that they bought this property from Dave Evans last year, it is about 8.5 acres, and it is all south facing with mature maple trees. He states that his family is interested in producing maple syrup. They have also spoken with D. Evans about some of his trees on the other side of the road and D. Evans is interested in talking about allowing them access to those trees as well. They will be starting out small. This year they are going to do some buckets, maybe about 30 trees. They have a hand-me-down system from L. Albertson's father and then as they grow, they will buy some newer equipment. T. Yasenchak reads from G. McKenna's notes.

(R. Roeckle arrives)

B. Duffney asks if they have a home on this property. C. Albertson states that they are currently building their home and should be moving in in the next couple weeks. B. Duffney states that he thinks it is a great thing to bring small business into town, especially a maple sugar/syrup business and he hopes they do well. C. Albertson states that he has researched the history of the area and they are hoping to name the business Sky Ranch Farms. M. Gyarmathy states that it looks pretty straightforward and he thinks it is a great idea. J. Streit asks if they have a slope that they can take advantage of with tubing, which he strongly advises. He asks if they have an evaporator. C. Albertson states that right now they have the hand-me-down system but they will be purchasing a more sophisticated, newer system in the future. J. Streit states that he did this for 30 years; it is labor intensive and enjoyed it. J. Bokus states that he has no questions, he wishes the applicant luck and he likes the concept. R. Roeckle states that he has no question on what they are proposing but asks about G. McKenna's comment about the area variance expiring in one year and the

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applicant having to use it within the first year. T. Yasenchak and R. Rowland explain. R. Roeckle states that once an area variance is granted it is granted. R. Rowland states as long as an applicant starts the project. T. Yasenchak questions that the applicant will only be producing and processing at their site. She asks about selling from this location. C. Albertson states that the intention is to be selling off site. He states that they spoke to the neighbors and that they do not plan to open their location to the public. T. Yasenchak states that once you get into that, it opens it up to a whole bunch of other details that the Board would need. She asks what is the approximate window of operation. C. Albertson states that he has been told that it is about a 6 week collecting and processing timeframe, but with setting up tubing lines, prepping the forest and maintaining the trees, you do a little bit throughout the course of the year. Once the sap starts running – anywhere from mid to late February thru March and then by then you have collected as much as you can and are hopefully processing it down within a couple of weeks. T. Yasenchak states that a public hearing is at the Board’s discretion, however this is different from the residential use that is there she asks the Board’s input. The consensus of the Board is to waive the public hearing. C. Albertson reiterates that he has spoken to all the adjoining neighbors. C. Baker asks the size of the building the applicant intends to build. C. Albertson states that it will be 10 x 20. C. Baker states that he is surprised that a site plan is even required for this. T. Yasenchak states that it is listed for agricultural processing. C. Baker states that he believes it is a good application. Discussion takes place as to whether or not SEQRA is required. It is not believed to be, but the Board will review the short form.

RESOLUTION – C. Albertson, SEQRA

MOTION: J. Streit

SECOND: B. Duffney

RESOLVED, that the Planning Board completes Part II of the Short Form SEQRA. All questions are answered “no” and the second box is checked, indicating that this will not result in any significant negative environmental impacts for the Site Plan Review of Charles and Lorien Albertson for property located at 366 Plank Road, TM#123.-2-33.

VOTE: Ayes: Duffney, Bokus, Gyarmathy, Streit, Yasenchak

Noes: None

Absent: Siragusa, Weeks

RESOLUTION – C. & L. Albertson, Site Plan Review

MOTION: B. Duffney

SECOND: J. Streit

RESOLVED, that the Planning Board grants approval to the Site Plan Review application of Charles and Lorien Albertson for agricultural collection and processing for a maple syrup farm for property located at 366 Plank Road, TM#123.-2-33 and waives a public hearing.

VOTE: Ayes: Duffney, Bokus, Gyarmathy, Streit, Yasenchak

Noes: None

Absent: Siragusa, Weeks

ROBERT & NANCY DELORENZO – Site Plan Review

Young Road

No one is present for the application. T. Yasenchak reviews the application and states that we will be opening a public hearing, but will adjourn it until the applicant is present.

A public hearing is opened at 7:24 p.m. and adjourned as there are no public comments.

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SKIDMORE COLLEGE – Special Use Permit/Site Plan Review
Compost Facility, Daniels Road

Dan Rodecker, Skidmore, and Rob Fraser, LA Group, are present. T. Yasenchak reviews and states that a public hearing was held in May of 2013 so another is scheduled for tonight. R. Fraser reviews that the applicant is proposing a composting facility on a 38-plus acre site on Daniels Road. He explains the site and process that will be followed. The composted material will be used on the campus. They developed, at the request of the Planning Board, a storm water detention basin with two bays to collect any runoff from the compost facility. It is designed for a 100 year storm and is unlikely that any runoff will leave from the compost pad. D. Rodecker states that they are trying to offset some of the stuff that they have hauled off site such as the horse manure. They are not using all the manure. He explains that the stalls are cleaned daily so most of it is shavings. The materials they are proposing to compost are horse manure, yard waste and coffee grounds. They have indicated in their plans to the Board that there will be no food waste on the site. He points out the areas that will be stone and asphalt on the plans. The tree line is to be maintained so that the site cannot be seen from the road. The traffic should not be too bad. Once they start the windrows it would be a few months before it is cured and they will be coming in a few days per week to turn it and will be leaving the tractor on site. There will be a one-ton truck bringing in the material. Their objective is not to sell the compost, but to use on campus for projects.

A public hearing is opened at 7:29 p.m. and closed as there are no public comments.

T. Yasenchak states that C. Baker did ask the applicant to fine-tune some of the storm water. C. Baker states that he has spoken to Corinna from the LA Group and he is under the impression that she is revising the SW management report, but he has not seen it yet. R. Fraser states that she did make the revisions requested. A copy is provided to C. Baker. B. Duffney asks how far the brook is from the property line. D. Rodecker explains the location. B. Duffney asks if they plan to put up any kind of building to house the tractor. D. Rodecker states that they do not intend to right now but if they do they would have to come back to the Planning Board for a change in the site plan. T. Yasenchak states that if the Code Enforcement Officer feels it is a substantial change they would be required to come back to the Planning Board prior to being issued a building permit. D. Rodecker states that they are actually planning to leave one of their older tractors at the site. T. Yasenchak states that we cannot do the SEQRA since C. Baker has not reviewed the SWPPP. C. Baker asks if the applicant is planning to begin in the springtime. D. Rodecker states that they would like to begin in the winter, because of the type of soil that is there, it would be difficult in the spring time.

JOHN WITT – Site Plan Review/Subdivision Amendment
Old Stone Ridge

T. Yasenchak states that the applicant is not present, however, as we have adjourned a public hearing on this case and new information has been presented, a public hearing will be opened at this time, 7:35 p.m. No decisions or determinations will be made tonight, nor will the Board be speaking to any comments received.

Joseph Carbonaro, Lower Meadow Lane, states that one of the parts of the process that has bothered them during the past many months is having to listen to things that they know beyond the shadow of a doubt were not true. He states that the Board has heard more than once from the applicant that the meadow behind the old shack has never had any trees cut. He went to google earth, which now has the capacity of looking back at archived photos. He provides two photos from September 2009 and October 2011. He states that somewhere between those two years you can clearly see easily an acre-and-a-half of trees or so have been cut

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in that area. He states that no one cut that except for the builder or someone that the builder hired. He states that the Board has the letter from the neighbors and anything else they have to say can wait until the next time. Joseph Szpak, Lester Park Road, states that he would like to make a recommendation to the Board that if we get to the point where the Board is able to act on this and we have a resolution, to make sure that there is some kind of stipulation that the work actually gets done with a bond or something. That is based on several open items that have been going on for years now that have been agreed to but actually haven't happened to any type of satisfactory level. If we were to reach an agreement, his concern would be next spring, it really wouldn't happen, or next fall, it really won't happen, or if it does happen, he'll say it happens but if you go out there and look at it, it won't be close to the agreement. That is based on several examples that he has – the property still is not cleaned up and the Board has heard many times that he was going to take the log piles out in the meadow, and that still exists and there are even more logs there than what there was when we started. That is one example. The public hearing is adjourned at 7:39 p.m.

T. Yasenchak reiterates that we will not be discussing this as the applicant is not here and we will put it on the next agenda, if the applicant so wishes.

Meeting adjourned 7:40 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary