

**TOWN OF GREENFIELD  
PLANNING BOARD**

February 27, 2018

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by T. Yasenachak at 7:00 p.m. On roll call, the following members are present: Tonya Yasenachak, John Bokus, Michael Gyarmathy, Stanley Weeks, Robert Roeckle, and Karla Conway as Alternate. Charlie Dake and Nathan Duffney are absent. Gerry McKenna Building Inspector Codes Administrator, Charlie Baker, Town Engineer, and Justin Grassi are absent representing the Town Attorney.

MINUTES – January 30, 2018

The minutes will be reviewed at the next meeting.

**Stewart's Shop's – Site Plan Review**

**Case# 611, 461 Route 9N TM# 164.-1-44**

John Barnes and John Moran are present for the applicant. T. Yasenachak states that the Board adjourned the Public Hearing at their last meeting (February 13, 2018.) J. Barnes states that the culvert was removed. T. Yasenachak asks J. Barnes if he could speak regarding the backup alarms. J. Barnes states that J. Moran is the transportation supervisor and is more equipped to answer any questions and explain anything. J. Moran states that he has done some research, DOT regulations are only on construction vehicles. M. Gyarmathy states that he has done research on this as well, has found that there are a few different back up alarms and is wondering if the sound of the alarms bouncing off the buildings. J. Moran states that he will look into that. T. Yasenachak asks if the ditch was taken care of? J. Barnes states yes, the city of Saratoga took care of it. T. Yasenachak asks J. Barnes to comment regarding the trucks idling. J. Barnes states that he will look to see if Stewart's can find a way to mitigated. All refrigerator trucks self-mode and are the quietest that are made. All of Stewart's trailers (7) will be phased out within five (5) years. T. Yasenachak states that the Town Engineer is not present and the Board does not have a letter from him. At 7:15 the Public Hearing reopens. J. Van Dyk of Daniels Road is present. Noise, retention pond, the ditch are concerns of his. J. Van Dyck does not feel that Stewart's has completely filled out the SEQRA form correctly and explains where. J. Van Dyk provides the Board with pictures and information regarding motion alarms and different types of alarms that can be put on trucks. Karen Wadsworth, Locust Grove Road, is present and asks if she can read letters from two (2) neighbors that are unable to attend tonight's meeting. T. Yasenachak asks if they can be provided to the Board. K. Wasdwoth states that Patricia Tschannen, Locust Grove Road concerns are noise, water quality and drainage, the natural resources, and traffic. K. Wadsworth states that Jeffery Brown, Locust

Grove Road, his concerns are the noise, run off & drainage, traffic and is wondering if there could be evergreens planted all the way around Stewart's property. Could Stewart's possibly mitigate paint the building a different color to blend in with the neighborhood. K. Wadsworth states her concerns are noise, runoff, and drainage, traffic, and feels that the process of letting the neighbors be informed is not long enough. Ten (10) days is not enough time for the neighbors to get all the information they need to understand the project. The neighbors should be informed when an applicant first goes in front of the Board. T. Yasenchak states this is the Town Law and explains the process. K. Wadsworth asks how does that get changed. T. Yasenchak states it would have gone before the Town Board. K. Parmele, Locust Grove Road, states his main concern is the noise. The constant humming from the refrigerators is all day and night is a concern. K. Wadsworth provides the Board with a petition and J. Brown's letter. T. Yasenchak adjourns the Public Hearing at 8:18 p.m. M. Gyarmathy asks if the applicant can clarify the hours of operation. J. Barnes states receiving from vendors is 7:00-1:00; shipping; hours are early afternoon. Manufacturing is six (6) days a week for filling bottles of milk and seven (7) days a week for milking. Ice cream is 5 days a week. M. Gyarmathy asks if the applicant has thought of any mitigation for the noise. J. Barnes states that they are looking into mitigating the noise. The applicant will not be adding any more trucks and the traffic pattern will not change. M. Gyarmathy states that he thinks the noise from the trucks and the refrigerators bounces off the buildings and maybe the applicant can do something to absorb the noise. T. Yasenchak states that a natural buffer and cladding on the building could be helpful. S. Weeks asks is it imperative that the floor level match and be the same elevation as the interior. J. Barnes states yes. R. Roeckle states that his questions are engineering questions and C. Baker is not present. S. Weeks agrees with the natural buffer and asks if the applicant would consider it. J. Barnes states sure where it makes sense. They don't want to make any blind spots. J. Bokus asks that at the site walk J. Barnes stated that the retention pond was only five (5) feet and when he was a kid he swam it. It was 15' then. J. Barnes states that it has not changed in the 28 years he was employed with Stewart's Shop's. T. Yasenchak asks if the applicant has ever drained the retention pond. J. Barnes states yes, accidentally and intentionally. T. Yasenchak asks when the wetlands were last flagged. J. Barnes states it began in fall of 2015 and it was completed the spring 2016. The LA Group delineated it. Saratoga County asked the applicant to do that in the spring of 2016. T. Yasenchak asks where the wetlands are. J. Barnes states at the retention ponds West and Southeast on the property. T. Yasenchak states her concerns are the noise and the lighting. She would like the lighting on the building to be lower, below the plane of the building. The Board has questions for the Town Engineer and feels they need them answered before they review Part 2 of the SEQRA. J. Barnes states that in the 2003 SWPPP they built a storm water retention pond and most recently updated it in 2009. Will the information from C. Baker come before the next meeting? T. Yasenchak states she hopes so. T. Yasenchak states that you have the Board's and the neighbors' concerns hopefully you can come up with some mitigation factors. S. Weeks asks J. Van Dyk for a copy of his letters for the file.

### **RESOLUTION -- Public Hearing**

MOTION: S. Weeks

SECOND: M. Gyarmathy

RESOLVED, that the Town of Greenfield Planning Board has adjourned the Public Hearing for Stewart's Shops, 461 Route 9N, TM# 164.-1-44.

VOTE Ayes: Yasenchak, Weeks, Bokus, Gyarmathy, and Roeckle

Noes: None

Absent: B. Duffney and C. Dake

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Meeting adjourned at 8:41 p.m. All members in favor.

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Respectfully submitted,

Kimberley McMahon

Planning Board Secretary