

TOWN OF GREENFIELD
Planning Board

February 28, 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, Butch Duffney, S. Licciardi, Beth Podhajecki, Joe Sabanos, Robert Roeckle, and Clyde Ronk, Alternate. Charlie Baker is present. M. Waldron is absent.

Minutes

January 31, 2023

MOTION:
SECOND:

RESOLVED, The Planning Board waives the reading of, and accepts the January 31, 2023 Minutes with minor corrections.

VOTE: Ayes: B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, T. Yasenchak, and C. Ronk

Noes: None

Abstain: None

Absent: C. Dake

February 14, 2023

Minutes to be reviewed at the next meeting.

Foss, C. Case #695
TM# 162.12-1-41.1

TC
443 Middle Grove Road

Christopher Foss is present. C. Foss states this is a small subdivision at Baldwin's Garage on the corner of Middle Grove Road and Lake Desolation Road. T. Yasenchak states that this property is in Town Center District (TC). R. Roeckle asks if this project will require a Variance? This project is within 100' of the Low Density District (LDR). C. Foss states that he had some questions and he tried calling the Code Enforcement Office, but he never received a call back so he decided to run with it. R. Roeckle states there is no sewer only sewer the that is close by is for the mobile home park. B. Duffney the sewer is public use for the mobile home park only. T. Yasenchak states that lot 3 has the Baldwin's Garage. The Board will need a formal interpretation from the Code Enforcement Officer. The front portion of this project is in the Town Center District and the back portion of the subdivision which has frontage on Lake Desolation Road which is in Low Density Residential District. The line between the TC and LDR splits the property at 500' from Middle Grove Road, this does not leave enough acreage within the LDR portion for a 6-acre lot. This is why the Board is questioning if they need a Variance to

make a 3-lot subdivision with 2 acre lot. T. Yasenchak states the Board will need to see a proposed driveway location, the setbacks, and the site distance on the driveways. She asks the Board how they feel about a keyhole lot. R. Roeckle agrees and states that the Board will need to see the location of the proposed driveway, house, septic system, and well. They have 82.9 frontage if they need a Variance because in the LDR District frontage is 120' that is why it would need a Variance. C. Foss asks if are keyhole lots allowed in the Town? He states that was another question he had for the Code Enforcement Officer. T. Yasenchak states yes, it can be used as a tool. It can't be used as a road. She reads the Code for keyhole lots. R. Roeckle states that lot 2 is wide and lot 3 isn't terribly wide. Maybe move the property lines. T. Yasenchak states that this is a unique lot, it is deep. If it is determined to be the TC District it will fit. R. Roeckle states the Board will need the site distance. J. Sabanos states if there are wetlands on the property he would like to see that delineated. T. Yasenchak asks J. Sabanos how he feels about keyhole lots. J. Sabanos states that he thinks that it is a good place for a keyhole lot. B. Podhajecki states that she good with this either way with or without a Variance. T. Yasenchak states that if it is a keyhole lot then it wouldn't need a Variance. B. Duffney states that the Board will need the site distance for the keyhole lot. C. Foss asks then they can do a keyhole lot? B. Duffney states in the past this has happened with subdivisions being clear cut. He states that he is fine with the keyhole lot. He asks if the back of it is cleared. T. Yasenchak states that the Board will need limits of clearing. C. Ronk states that he is good with the keyhole lot. He feels that it is a good solution. S. Licciardi agrees and states it is the path of least resistance. T. Yasenchak states when they show the setbacks also show the house, septic system, and the well. C. Baker states that the Board has covered everything although he would like to see topography on the map and show the limit of clearing for each lot. R. Roeckle states that if the zoning line is 500' from Middle Grove Road LDR District then a Variance might be required. C. Foss asks how would he deal with that. T. Yasenchak states if the parcel is closer to LDR they will need a Variance. This is a unique situation. C. Foss states what if he combines the lots he asks if that is better. R. Roeckle states if the parcel is under 6 acres it would still need a Variance because that is what is required in the LDR District. T. Yasenchak states that the Board will find out and get back to him on that once they find out a zoning determination. If it goes in front of the Zoning Board of Appeals they would send it to the Planning Board for an advisory opinion. C. Baker states this should be referred to the County.

Davis, J. Case #696
TM# 124.-2-45

LDR
344 Allen Road

Jon Davis is present. J. Davis states that he is looking to build another garage. He wants to move the lot lines and do some shifting to meet the setbacks for another garage. T. Yasenchak explains the process of a Lot Line Adjustment. She asks what are the setbacks in this zoning district. J. Davis states the setbacks are 50' side yard setback and 75' front and rear. He states that this will be his 4th garage. R. Roeckle ask if there are any violations on the property. J. Davis states no. R. Roeckle states that he doesn't have any issues with this. Nothing is changing. It is a legal use of the property. J. Sabanos states he does not have any comments if it is a legal use. R. Roeckle states there are not any violations on the property, so it is a legal use. J. Davis states that he has a small contractors' yard for his property. T. Yasenchak asks if he has a Special Use Permit. J. Davis states yes, he has it. He received that before T. Yasenchak was on the Board. He states that anyone can stop by. B. Podhajecki states she is good with this project. B. Duffney states that he is fine with it, it meets the setbacks, and Mr. Davis owns both the properties. C. Ronk and S. Licciardi agree. T. Yasenchak states that the map was done the last time he was in front of the Board and asks if it can be cleaned up a bit. J. Davis states that he can do that.

MOTION: B. Podhajecki
 SECOND: J. Sabanos

RESOLVED, the Planning Board hereby grants approval for a Lot Line Adjustment to Jonathon Davis, for property located at 344 Allen Road, TM# 124.-2-45 contingent upon:

- The surveyor amends the map and take off any information that is not needed for the Lot Line Adjustment.

VOTE: Ayes: B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, T. Yasenchak, and C. Ronk
 Noes: None
 Abstain: None
 Absent: C. Dake

ANW Holdings Case #689
 TM# 164.-1-83.4

MDR-1
 24 Middle Grove Road

Nick Falco is present. T. Yasenchak states that this project was part of a larger subdivision and they did provide additional information. N. Falco states the Board asked for new information a letter from NYS DEC, the N.O.I. notes were added to the map. He states that the house has been moved, the driveway was extended, filed the N.O.I. with NYS DEC, trees were cleared, the no cut buffer is now shown, the submitted a timber harvest notification an are working through all that. T. Yasenchak reads the letter from DEC and asks where is the planting plan. N. Falco states that they will get the landscaping plan done and get it to DEC. The plan is not in place yet. T. Yasenchak asks if the planting plan won't be ready until they go to build? N. Falco states that they have the SWPPP for all 4 lots. T. Yasenchak states that M. Waldron put a violation on lot 1. R. Roeckle states the no cut buffer was extended and the driveway is not changing. He asks if it is ok to have the well in the wetlands buffer. N. Falco states yes, they got permission from DEC. J. Sabanos states that he would like to see a planting plan. T. Yasenchak agrees. B. Podhajecki states that she feels that the Board needs the planting plan. T. Yasenchak states this is not a unique project and B. Podhajecki asked for it. We will need a planting plan. She states this is not out of character. B. Duffney agrees with the other Board members and would like to see the planting plan as well. C. Ronk, S. Licciardi, and C. Baker agree. N. Falco asks if the Board will approve this contingent upon receiving the planting plan. T. Yasenchak states no, this needs to be approved by the Board and it is an amendment to the original subdivision. The Board does not have anything to do with the Building Department. To be on he next agenda any submittals will have to be submitted by the end of business on March 3, 2023. Daniela Creet, the owner of the property asks why were they not made aware of this. T. Yasenchak states that there was additional clearing done and she explains why there is an outstanding issue. N. Falco states that this is something that the Planning Board is asking for. She states the Board needs something in the file and they need to review the planting plan and that is what will make this Board comfortable with it. B. Duffney states that this could have been resolved 2 years ago. N. Falco asks why is this not being done with the SWPPP. T. Yasenchak explains the difference. J. Sabanos states they don't just need to see the plan, but also the written approval from DEC with the plan. B. Duffney states now the land owners are at the mercy of general contractor. T. Yasenchak states this is a process and nothing was submitted to the Board for 2 months. B. Duffney states that someone else didn't do their job. D. Creet asks why wasn't that done. T. Yasenchak states the Board did

not know this until they received it. She states that the letter was dated February 14, 2023 and received on February 16, 2023.

DISCUSSION

Jon Davis, the Fire Chief states that Mike Chandler will provide the requested information regarding driveways and parking areas to R. Roeckle. B. Duffney states driveway driveways need to be 12' wide and if the driveway is over 500' long drivable and they need to have pull-offs every 500'. J. Davis states that the biggest thing is the pull-offs at the house and the Fire Company has a plan in place of that. We need to pre-plan for anything. Getting plans on a pdf is a start. T. Yasenchak asks what are the requirements for recreational trails in case of an accident. That is a big concern for this Board. J. Davis states the Fire Company had an injured logger a couple of years ago and they had to air lift him in order to get him out. J. Davis states that the trail at Skidmore College are wide enough. In Wilton 10-12 miles are wide enough. B. Duffney states our Fire Fighters are all volunteers and he is always stressing safety for them and he stresses how important it is. T. Yasenchak states maybe have a rescue place perhaps in the middle of a trail system. C. Baker states he was going to suggest that. It can also be accessed on Cohen Road. He suggests asking for a safety mitigation plan. S. Licciardi states asks how does the Board ask for that. J. Davis states if you get the Fire Department a map they can review it and he can get back to the Planning Board with recommendations.

Meeting adjourned at 8:10 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary