

**TOWN OF GREENFIELD**

**PLANNING BOARD**

**JANUARY 12, 2010**

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

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**MINUTES – December 8, 2009**

MOTION: L. Dupouy

SECOND: M. Thraikill

RESOLVED, that the Planning Board waives the reading of and accepts the minutes of December 8, 2009, with a minor correction to the date.

VOTE: Ayes: Dake, Duffney, Dupouy, Streit, Thraikill

Absent: Yasenchak, Siragusa

Noes: None

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**PLANNING BOARD CASES**

**G. JUDSON KILMER – Minor Subdivision**

Lake Desolation

David Barass is present for the application. He states that the applicant owns 75 acres on both sides of the street. He would like to subdivide a 12-acre lot, which he has a contract to sell to the neighbor who did not want to do a lot line adjustment; he wants to keep it a separate piece of property.

(T. Yasenchak arrives)

D. Barass states that this is pretty straightforward and complies with zoning. He states that there are no immediate plans to build. He indicated a typical house location just to show that it is large enough. G. Dake reads from G. McKenna's comments that the lot complies with zoning, however if the proposed use of the lot is as a large stable, 5 or more horses, a site plan review is required as well as with agricultural uses. C. Baker states that he looked at the plans, the typical notes are on it, it is pretty straight forward, and he has no concerns with septic. G. Dake states that he realizes that the note is on the plan, but he wants to make sure that the applicant is aware of the no further subdivision rule for 5 years. B. Duffney states that he sees no problem with this. He is familiar with the property and there is a slight grade that comes from the rear to the front, plenty of sight distance on Lake Desolation Road for a driveway, but there could be an issue with a driveway on the Young Road side. G. Dake states that this should go to County Planning for review and a public hearing is set for January 26, 2010 at 7:00 p.m. T. Yasenchak asks about the farm road indicated on the plans and asks if it is attached to any property that might be land locked. D. Barass states that it is a wood road/farm road that J. Kilmer uses to access a back woodlot but there should be no problem moving it.

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January 12, 2010

**DISCUSSION**

G. Dake states that he spoke to Kurt Jaeger about the lot line adjustments that the County kicked back because of school district lines. K. Jaeger indicated that it would not be a problem having one lot. R. Rowland states that Lorraine Fiorino, Assessor's Office clerk, spoke with K. Jaeger also, and after that conversation, he stated that it might not be possible. The County indicated that they would contact the school districts and see if something could be worked out.

G. Dake states that Mike Bucci, Saratoga Polo, came to see him and that Polo have had several conversations with possible partners for both fractional ownership and apartment models, in which case they would need to amend the PUD. Polo is also talking with Skidmore about buying the Skidmore fields, which is not likely to happen. G. Dake states that he would expect that we will hear something from them some time in the spring with some sort of an update. M. Bucci alluded that there were at least three different parties that they were talking with. They have had some interest in marketing from possible buyers. G. Dake states that it would be nice to see that project advance in whatever form in order to be able to start generating additional tax revenue.

C. Baker states that the Planning Board approved a subdivision and lot line adjustment for J. Simpson contingent upon the applicant talking to W. Barss about the cul-de-sac. The road now terminates in a hammerhead and it is very difficult for the highway department to turn their trucks around. The applicant had suggested that he was willing to give enough land to the Town so that a cul-de-sac could be built and the Planning Board suggested talking to W. Barss about it. C. Baker states that he doesn't know if there was some confusion in the discussion, but W. Barss seemed to think that it was going to be his responsibility to build the cul-de-sac. C. Baker told W. Barss that he didn't think that was the Planning Board's intent, the Planning Board was just trying to make sure that when we approved this we had enough land available there in the future that if any more subdivision were to occur or the need came that we would have the room available. C. Baker states that he just wanted to clarify that with a letter and asks D. Barass to convey that to J. Simpson. D. Barass states that his conversation with J. Simpson was that was what he had in mind. J. Simpson was not going to build the cul-de-sac; he wanted to give the land to the Town for the Town to build it in the future.

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Meeting adjourned 7:09 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland