

TOWN OF GREENFIELD

PLANNING BOARD

July 26, 2011

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by T. Yasenchak at 7:00 p.m. On roll call, the following members are present: Tonya Yasenchak, Lorna Dupouy, Michael Gyarmathy, Thomas Siragusa, John Streit, and John Bokus, Alternate. Nathan Duffney and Stan Weeks are absent. Charlie Baker, Town Engineer, is present.

MINUTES – June 28, 2011

MOTION: T. Siragusa

SECOND: J. Streit

RESOLVED, that the Planning Board waives the reading of and approves the minutes of June 28, 2011, with a minor correction.

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

Noes: None

Absent: Duffney, Weeks

MICHAEL & NICOLE WITHAM – Site Plan Review

Lake Desolation Road

Nicole Witham and F. Cliff Older are present. T. Yasenchak explains that this property is located in the KROD, which requires that any home being built over 1200 square feet must receive a Site Plan Review from the Planning Board. N. Witham explains that they will be building a modified cape modular house. They will be finishing the first floor and eventually the second floor. T. Yasenchak states that the purpose of this is that we minimize the impact on the Kayaderosseras Ridge and in doing so there are some requirements. She reviews Section 105-113. T. Yasenchak asks how the house will be sited to mitigate impact. N. Witham states that they are the closest they can be to the road for the elevations of the property. She states that they are setback a little way from the existing driveway and there is a little clearing that was there so that is where they are putting the house. F. Older states that the house is not on the highest elevation, there is another ridge in front of the house. The map is reviewed. T. Yasenchak asks as far as the clearing, how much additional clearing are they doing? N. Witham states that they have had to take down a few trees, but it is an area that was open. F. Older states that they may have taken out a little more than necessary but it is a modular home so they have to take out enough for the basement and then a crane and then the home. They took out a little more than they would have liked to, but will put some back in. He states that they had to make it a big enough area to set the home and then start replanting. Buffering is discussed. T. Yasenchak states that as far as the structure design, the code requires the use of earth-tone colors and not more than 50% window area on any side. N. Witham states they have chosen standard colors – the siding will be a natural clay, light brownish color, and standard gray shingles. T. Yasenchak states that it looks like they will have less than the 50% glass. She asks about exterior lighting other than what is shown on the elevations. N. Witham states they will be as shown. T. Yasenchak asks if there will be any site lighting or pole lighting. F. Older states that there will not be. J. Streit asks if the house faces south and if there are trees between the house and the road. F. Older states that it does face south and that there are trees between the house and the road. T. Yasenchak reviews the structural requirements. C. Baker states that we should have an actual site plan. T. Yasenchak asks about SEQRA. C. Baker states that he does not believe it is necessary, but does not see any harm in reviewing it. The map in the file is reviewed again and N. Witham

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states that the house is going to be a little bit further north than what is on the survey map. F. Older states that the driveway may stay the way it is but it it where it has to be to get cranes and trucks in. Probably once that is done, it will be narrowed and maybe even put a curve in it so that you don't see the house after the house is in place. He invites all the Board members to drive up there and have a look. The Board is satisfied with the map. F. Older reiterates that once everything is done, they will have less of a clearing and will replant. J. Streit asks what is the distance from the closest portion of the house to the road. F. Older states that to Lk. Desolation Road it is probably 1200'. F. Older states that all you see from the road is the driveway and the mailboxes across the road, you can not tell what is up in there. **The Board completes Part II of the Short Form SEQRA. All questions are answered "no". J. Streit makes a motion to check Box B, indicating that this will not result in any significant negative environmental impacts. T. Siragusa seconds the motion. All present in favor.** Public hearing is discussed and is not required.

RESOLUTION – M. & N. Witham, Site Plan Review

MOTION: J. Streit

SECOND: T. Siragusa

RESOLVED, that the Planning Board approves the application of Michael and Nicole Witham for a Site Plan Review to build a home in the KROD for property located at 377 Lake Desolation Road, TM#136.-1-2.12 per the application submitted.

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

Noes: None

Absent: Duffney, Weeks

BRUCE JONES – Special Use Permit

Lake Desolation Road

Bruce Jones is present. He provides 2 letters from neighbors. T. Yasenchak states that this is a request to replace an existing 1952 mobile home with a new home. She explains that the Town Board is looking to revise this regulation but it is not done yet. A public hearing will be required on this application. J. Streit asks if the new home will be roughly the same size and if it meets all setbacks. B. Jones states that it is roughly the same size and it does meet the setbacks. J. Bokus asks if this is a full-time residence. B. Jones states that it is, that he moved back to the area in 2002, he is a chef at the Gideon-Putnam and at the time homes in Saratoga, where he is from, were not to his liking. C. Baker states that his comments would be regarding the septic system and the well. B. Jones states that he replaced the well motor and the bladder with new Gould equipment from Hawk Drilling. About 2 years ago a tree fell and the electrical boxes and wiring had to be replaced. This spring he had to do some work on the septic system. T. Yasenchak states that most of that will be covered by the building permit process. A public hearing is set for August 9, 2011 at 7:00 p.m.

Meeting adjourned, 7:30 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary