

TOWN OF GREENFIELD
PLANNING BOARD

July 25, 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, Charlie Dake, Steve Licciardi, Beth Podhajecki, Robert Roeckle, Clyde Ronk alternate is absent. Charlie Baker is present. Justin Reckner is present.

Minutes

June 13, 2023

MOTION: R. Roeckle

SECOND: B. Duffney

RESOLVED, The Planning Board waives the reading of and accepts the June 13, 2023 Minutes with minor corrections.

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

Noes: None

Abstain: None

Absent: None

June 27, 2023

MOTION: B. Duffney

SECOND: J. Sabanos

RESOLVED, The Planning Board waives the reading of and accepts the June 27, 2023 Minutes with minor corrections.

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

Noes: None

Abstain: None

Absent: None

July 11, 2023

MOTION: B. Podhajecki

SECOND: T. Yasenchak

RESOLVED, The Planning Board waives the reading of and accepts the July 11, 2023 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, J. Sabanos, and T. Yasenchak

Noes: None

Abstain: B. Duffney, B. Podhajecki, and J. Sabanos

Absent: None

T. Yasenchak states the Planning Board has asked Town Council if the Board members need to be present for a meeting to vote on the minutes or not. Town Counsel told them that the Board member does not have to be present for a meeting to vote on the Minutes.

Fiore, M. Case #705
TM #150.-1-105

MDR-2/SPR/SUP
192 Sand Hill Road

Mary Ann Fiore is present. M. Fiore states that this is a vertical access wind turbine with 2 blades. Usually they have 3 blades. She states that she has 3 ground mount solar panels currently there and originally, she was going to mount the wind turbine on a post now she has decided to put it on her roof. She states that she is going with a 2-blade wind turbine. B. Duffney ask if she is off the grid. M. Fiore states yes, she was until she purchased an electric vehicle. The incentives are wonderful. Originally it cost \$36,000.00 and she got it down to \$13,000.00 with the incentives. She states that she has everything completed. The wind turbine has no noise and no bird kill as well. She shows a picture of the wind turbine. R. Roeckle states that the Board will need a copy of that for the file. T. Yasenchak states yes, the Board will need one for the file and a photo if that can get to the secretary the Board will set a public hearing for August 8, 2023. M. Fiore asks if she has to be present for that meeting because she will be out of Town that week. T. Yasenchak states someone will need to be. She states that the Board can change that to August 29, 2023. R. Roeckle asks if the turbine will be put on the peak of the roof and how high is the roof. M. Fiore states yes, she is not sure how high her roof is. She states that her chimney is higher than her roof. She states that she will have to measure it. T. Yasenchak reads the Code and asks J. Reckner for an Interpretation if the wind turbine would be considered an appurtenance and therefore not subject to the height requirement. M. Fiore states that she will look into it. She states that pricing is raising on everything. B. Duffney states that he has a question for T. Yasenchak and R. Roeckle why does the Board have to set a public hearing. T. Yasenchak states that is not how the Code was written. M. Fiore state that solar has come a long way. B. Duffney states that he thinks this is a great thing. C. Dake states that he thinks this is a great project. S. Licciardi agrees. C. Baker agrees and states that this is a simple project. T. Yasenchak states if M. Fiore can get the Board the updated information of the wind turbine the Board sets a public hearing for August 29, 2023.

DISCUSSION

Cody and Kateri Sargen are present. C. Sargen states that they followed up with Supervisor Kevin Veitch and his secretary about the grant application that they applied for and he was going to email it to T. Yasenchak. She states that she will give him her email after the meeting. She asks how things are going on the farm. C. Sargen states busy. K. Sargen asks about the company that is coming in and doing the work for zoning changes. T. Yasenchak states the Zoning Board of Appeals Chairwoman and the Vice-chairman and the Planning Board Chairwoman and the Vice-chairman have met and had a lot of discussion have made lists and there is a lot of work that goes into this. She states that this The Town Board hired MJ Engineering to do a diagnostic of our Town and it is public record and I think the Town spent \$5,000.00 to have MJ Engineering to do a diagnostic to review our Code and compare it to other municipalities to see what needs to be updated at all. So, the ZBA Chairwomen and the

Vice chairman along with the Planning Board have provided a list to them. That is really how far this has gotten. MJ will provide a list of the Code that they feel needs to be updated and what they feel the Town should do to update the Code. After that they will give the Town a quote as to what they feel their services should. So that is where a grant would be very helpful. C. Sargen asks if the diagnostic was sent out to bid. T. Yasenchak states that the Town Board did not send that out to bid. C. Sargen states that one of his colleagues was interested in it and said that he did not see anything. T. Yasenchak states that she would assume moving forward that that would happen. T. Yasenchak states it is out of the Planning Board's purview. R. Roeckle asks if the Town Board is going to look at updating the Master Plan, it is 15+ years old. T. Yasenchak states that is not part of their discussion but hopefully that will be on the list. So, the ZBA Chairwoman and the Vice Chairman and the Planning Board Chairwoman and the Vice Chair provided a list. K. Sargen states that she is now certified with CDO and is working in schools and asks if there is a position available. T. Yasenchak states that position has been filled and it is not in their purview.

Meeting adjourned at 7:29 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary