

**TOWN OF GREENFIELD**  
**PLANNING BOARD**

**July 28, 2020**

**REGULAR MEETING**

An regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak at 7:00p.m. The following members are present, Karla Conway are, Mike Gyarmathy, Robert Roeckle, Joe Sabanos, Tonya Yasenchak. Charlie Dake, Butch Duffney, Nick Querques is absent. Mike Waldron, Code Enforcement Officer, and Charlie Baker, Town Engineer, are present.

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Minutes- July 14, 2020

The minutes will be reviewed at the next meeting.

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**Greenfield Real Estate Development, LLC Case #640**  
**TM# 125.-1-31**

**Special Use Permit**  
**3230 Rt. 9N**

Aaron Vera, Cohen Cartier, and Kevin Joyce are present. T. Yasenchak states that this project is a public hearing and explains how the public hearing works. A. Vera from Verity Engineering states what the applicants are looking to do is rehabilitate the old restaurant at 3230 Route 9N. The old motel on the property is not in the proposal. They are proposing some re-paving for parking in the back. They are not proposing an addition on the restaurant building. They are proposing additional lighting. There will one way entrance and exit. T. Yasenchak opens the public hearing at 7:04 p.m. Brian Russell of Route 9N asks how many seats, what are the hours of operation, will there be live music, and will this be a bar or a restaurant? T. Yasenchak states because there is no one else wishing to speak on this project she closes the public hearing at 7:06 p.m. A. Vera states the hours of operation will be 4:00 p.m. to 10:00 p.m. Monday through Thursday, 12:00 p.m. to 11:00 p.m. Friday and Saturday., and 12:00p.m. to 8:00 p.m. on Sunday. Possibly be closed on Tuesday. K. Joyce states that in regards to live music there will not be live bands, that creates trouble. There possibly will be an occasional acoustic guitar. There will be no amplified music. They want the atmosphere to be like The Old Bryan Inn or The Charlton Tavern. T. Yasenchak asks if they need to get a bar license. K. Joyce states yes. T. Yasenchak asks M. Waldron if this is an allowed use in this Zoning District. M. Waldron states yes it is. T. Yasenchak asks will there be outdoor dining. A. Vera states that after the last meeting they decided to revise the site plan for outdoor dining. T. Yasenchak asks if it will be a patio deck. A. Vera states that it won't be a permanent. With the outdoor seating it will remain 75 seats. M. Waldron states they need the occupancy for the liquor license. The COVID-19 guide lines would be more of a Code Enforcement and the NYS Liquor Authority. A. Vera states that they will be removing some indoor seating to accommodate the 75 seat occupancy. T. Yasenchak asks how and if that could be defined. C. Baker states that he

believes it was answered. T. Yasenchak asks how it is defined. M. Waldron states that COVID-19 is regulated by the governor's executive order. T. Yasenchak states that the Board is going to make sure the numbers are accurate. R. Roeckle questions the parking lot. K. Joyce states that they will regulate the parking. R. Roeckle states that if they ask for 75 seat occupancy that will be the maximum. A. Vera asks if they can come back to the Board if they want a bigger occupancy can they come back in front of the Board. T. Yasenchak states yes the Board may or may not approve it. A. Vera states that they reached out to DOT there is no report required and that was forwarded to M. Waldron. A. Vera states the ACOE is not involved. DEC supersedes ACOE. J. Sabanos asks if they would be renting out to rooms. K. Joyce states there goal is to have a back room and be able to have private parties in it. K. Conway asks if they will be getting a liquor license. K. Joyce states yes, and explains that they can't apply for a liquor license until they have pictures of the establishment. So in other words the construction has to be complete. It can take up to 6 months to get. K. Conway asks if just beer and wine. K. Joyce and C. Cartier states a fully stocked bar. A. Vera asks they need the revised plans, a narrative, and the information from DOH. T. Yasenchak states that they need submittals 10 days before the meeting so that the Board has time to review the submittal. C. Baker asks if they have done any testing on the well. K. Joyce states no, they have to and send it to be tested. He uses CNA in Ballston Spa and send the report to DOH.

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Meeting adjourned at 7:25 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
Planning Board Administrative Assistant