

TOWN OF GREENFIELD

PLANNING BOARD

June 14, 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, Nathan Duffney, Michael Gyarmathy, Thomas Siragusa, John Streit, Stan Weeks and John Bokus, Alternate. Lorna Dupouy is absent. Charlie Baker, Town Engineer, is present.

MINUTES – May 31, 2011

MOTION: L. Dupouy

SECOND: J. Streit

RESOLVED, that the Planning Board waives the reading of and approves the minutes of May 31, 2011.

VOTE: Ayes: Bokus, Duffney, Gyarmathy, Streit, Weeks, Yasenchak

Noes: None

Absent: Dupouy

Abstain: Siragusa

PAUL DAVIS – Special Use Permit

Locust Grove Road

Paul Davis is present. T. Yasenchak recuses herself. T. Siragusa opens a public hearing at 7:02 p.m. P. Davis explains that he would like to replace a 1972 mobile home with a newer home. There being no public hearing comments, this public hearing is closed at 7:03 p.m.

T. Siragusa asks if SEQRA is required. C. Baker states that it is not. T. Siragusa reads from G. McKenna's notes that there are no issues, the applicant wants to replace the existing mobile home with a larger size home on the same, although larger, footprint. The applicant has an accepted application before the ZBA and is scheduled for a public hearing on July 5, 2011 at 7:30 p.m. B. Duffney states that he feels that it is a good thing to replace an older home with a newer one. It will be an improvement to the property. C. Baker has no engineering issues.

RESOLUTION – P. Davis, Special Use Permit

MOTION: J. Streit

SECOND: B. Duffney

RESOLVED, that the Planning Board approves the application of Paul Davis for a Special Use Permit to replace an existing mobile home on property located at 442 Locust Grove Road, TM#138.-2-54.2, contingent upon:

- **Zoning Board of Appeal approval**

VOTE: Ayes: Bokus, Duffney, Gyarmathy, Siragusa, Streit, Weeks, Yasenchak

Noes: None

Absent: Dupouy

June 14, 2011

ZBA REFERRAL

Paul Davis – The applicant is seeking front and rear yard setback variances. No Planning Board issues.

COREY & KIMBERLY BARSS – Special Use Permit

Allen Road, Rear

Corey and Kimberly Barss are present. T. Yasenchak reviews that the applicant would like to put a mobile home on a pre-existing lot. T. Yasenchak asks if this is a vacant lot. K. Barss states that it is. T. Yasenchak asks where the driveway is. K. Barss provides a map. T. Yasenchak asks if there is an official easement, deed language. K. Barss states that there is. T. Yasenchak asks C. Baker if we will need that information. C. Baker states that this was an approved subdivision with an established driveway so we do not need that language. The applicants have an application before the ZBA for an area variance for frontage as this parcel does not have frontage on a Town road. B. Duffney states that he has no issues. He believes that this parcel is one of the ones that C. Barss' grandfather subdivided some years ago and it is pretty much all family throughout the area. A public hearing is scheduled for June 28, 2011 at 7:00 p.m.

ZBA REFERRAL

Corey & Kimberly Barss – This is a pre-existing, non-conforming lot with no frontage on a Town Road. No Planning Board issues.

Terri Arnold – Applicant would like to build a garage and needs a 15' right side yard variance. No Planning Board issues.

Gregory & Rebecca Lockwood – The applicants need a front yard setback variance for a small addition they would like to construct on their existing structure. No Planning Board issues.

Donald & Deborah Bryson – The applicants would like to install an inground pool and need a left side yard variance of 15'. The septic is directly behind the house. S. Weeks asks if there is a setback required from the leach lines. C. Baker states that this is not regulated by DOH, but from a practicality standpoint, you would think that you would want to be 10 to 15 feet away. No Planning Board issues.

DISCUSSION

T. Yasenchak refers to the ethics information that was copied for Board members and asks that everyone review these.

T. Yasenchak refers to the "summer school" information that was mailed to all Board members should anyone need required training hours.

Meeting adjourned, 7:19 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary