

**TOWN OF GREENFIELD**

**PLANNING BOARD**

**JUNE 29, 2010**

**REGULAR MEETING**

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

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**MINUTES – June 8, 2010**

MOTION: B. Duffney

SECOND: T. Yasenachak

RESOLVED, that the Planning Board waives the reading of and approves the minutes of June 8, 2010 as submitted.

VOTE: Ayes: Dake, Duffney, Dupouy, Gyarmathy, Streit, Yasenachak,

Absent: Siragusa, Thraikill

Noes: None

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**PLANNING BOARD CASES**

**FREDERICK CALDWELL – Minor Subdivision**

Frederick Caldwell is present. C. Baker states that the wetlands have been delineated and that there is adequate room for the house, well and septic system. The plans do need to have the standard notes added, which was asked of the applicant previously. A copy is given to the applicant. T. Yasenachak wants to make sure that the applicant knows where they can build. She asks C. Baker if they need the 100' buffer. C. Baker states that they do. T. Yasenachak states that it is not necessary for her to see it on the plans to approve this, but for the applicant's own well being, he does have to be 100' away from the wetlands and if it is shown on the drawing, for his own sake when he is building, then he will not run into any problems. The same thing with the Building Department when they provide the plot plan for the building permit, he will know ahead of time when he is citing the house. If he is too close he may have to go through a lot of hoops with DEC. F. Caldwell states that it has been measured and they will be well over 100' away. **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. B. Duffney seconds the motion. All present in favor.**

**RESOLUTION – Frederick Caldwell, Minor Subdivision**

MOTION: J. Streit

SECOND: B. Duffney

RESOLVED, that the Planning Board grants a Minor Subdivision to Frederick Caldwell, III for property located at 986 Locust Grove Road, TM# 112.-2-61.1 contingent upon:

- **Standard notes to be added to plan**
- **100' wetlands buffer line to be added to plan**

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VOTE: Ayes: Dake, Duffney, Dupouy, Gyarmathy, Streit, Yasenchak,  
Absent: Siragusa, Thrailkill  
Noes: None

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**FRANK AKAWI – Site Plan Review**

NYS Route 9N

Dr. Frank Akawi is present and a public hearing is opened at 7:07 p.m. Dr. Akawi explains that he would like to open an animal hospital; there will be minimal changes to the building; they will have convenient hours and reasonable rates; they will provide vaccination clinics; hours on Saturdays and Sundays and deal with small animal – dogs, cats, etc. Andrea Mann, North Creek Road, states that she thinks it is a good project and that hopefully it will provide jobs for the community. Dr. Akawi states that he has spoken with UDAG and will be trying to hire qualified local people. There being no further public comments, this public hearing is closed at 7:11 p.m. G. Dake reviews G. McKenna's notes and states that buffers were waived for the prior approval due to lot size and the proximity to Route 9N. G. Dake comments that the applicant is before the ZBA on July 6<sup>th</sup> for a public hearing. He asks about signage. Dr. Akawi will be applying for sign variances for signs identical to what was approved for Greenfield Country Medicine. C. Baker states that he thinks it is a good use of the property, it is certainly a restrictive piece of property. L. Dupouy comments that we do try to have mixed use buildings in town and questions if there could be a studio apartment or something in the back part of the building. If there are animals that might have to stay overnight because of a medical procedure and then until the applicant can find others to rent portions of the building, that would help with it and making it a mixed use building. She states that she was wondering what the code on that was. G. Dake states that he believes that we have some provisions for mixed use within Town. He states that our zoning is not written as Saratoga's is to encourage a lot of mixed use of this type. He does not believe that it is actively discouraging. He states that it would be up to Dr. Akawi to request that. He states that we have not gone so far in the Master Planning Process and Zoning to be looking to encourage that and that is partially because of the large lot sizes and the issues of septic and water. Dr. Akawi states that there is a small studio and it is an advantage to have a nurse work there, live there and take care of patients during the night, a single person. G. Dake states that this is a change of use Site Plan Review so we do not have to re-approve anything other than what is changing. L. Dupouy states that she thinks it is a wonderful idea and is bringing it up so that the applicant does not have to come back for a discussion at a later time. Dr. Akawi states that it would not be a commercial renting thing, it would just be a convenience situation. B. Duffney states that he has spoken with several people, 10 – 12, and has only heard positive comments. Dr. Akawi states that is good to know. He states that it makes sense because of the renovation that was previously done on the building and a lot of money was spent on this configuration. A lot of money would be required to convert this to offices. T. Yasenchak asks if the applicant has thought anything about the signs. Dr. Akawi has an application to submit to the ZBA for variances for signs identical to the two that were approved for Greenfield Country Medicine. He has spoken to the same sign guy. T. Yasenchak states that we had discussed that Dr. Akawi will not be kenneling animals yet he has mentioned a kennel person. She is assuming he means that will be the person who is feeding and taking care of the animals basic needs. Dr. Akawi reiterates that he will not have a kennel, only animals who may need to stay for medical reasons. T. Yasenchak states that the applicant had mentioned clean-up stations and asks where those would be located. Dr. Akawi states that they would be on either side of the green area to the rear of the property. He states that the dogs will not be walked on neighboring lawns or property. T. Yasenchak states that sometimes, especially with country vets, people will drop off and abandon animals. She asks how he will deal with this. Dr. Akawi states that he has had that happen, but very infrequently. He will try to find homes for those animals, call shelters, the ASPCA, etc. He will also work with people who want to give away animals and have a bulletin board set up for people to use for ads. G. Dake asks for clarification on maximum hours to be fair to the neighbors so they know what to expect. He states that we had discussed that the hours would be to start no earlier than 8:00 a.m. and end no later than 7:00 p.m. on weekdays; no earlier than 8:00 a.m. and end no later than 5:00 p.m. on Saturday; start no earlier than 9:00 a.m. and end no later

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than 4:00 p.m. on Sunday; no emergency, no after hours. C. Baker states that G. Dake had asked about a dumpster location. Dr. Akawi states that we did find that on the site plan. R. Rowland points it out for the Board.

**RESOLUTION – Frank Akawi, Site Plan Review**

MOTION: B. Duffney

SECOND: T. Yasenchak

RESOLVED, that the Planning Board grants Site Plan Review approval to Dr. Frank Akawi for property located at 3100 NYS Route 9N, TM#138.1-2-25, contingent upon:

- **Waiver of buffers**
- **Receipt of required variances from the Zoning Board of Appeals, including the signs which are to be applied for**
- **With hours to be:**
  - Not to begin before 8:00 a.m. and not to end after 7:00 p.m. – Weekdays**
  - Not to begin before 8:00 a.m. and not to end after 5:00 p.m. – Saturdays**
  - Not to begin before 9:00 a.m. and not to end after 4:00 p.m. – Sundays**

VOTE: Ayes: Dake, Duffney, Dupouy, Gyarmathy, Streit, Yasenchak,

Absent: Siragusa, Thrailkill

Noes: None

J. Streit states that we should let the Zoning Board of Appeals know that we look favorably on this application.

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**JAMES DORSEY – Major Subdivision**

Locust Grove Road

J. Dorsey asked to be postponed to the next meeting, as they still have not received the results of the traffic study. The study has been completed, they do not have the report.

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**ALTON KNAPP – Floodplain Community Acknowledgement**

Alton Knapp, III, A. E. Knapp & Associates, is present and states that he is representing Randy and Connie Capasso regarding a Letter of Map Amendment to FEMA. The Planning Board serves as the Flood Plain Administrator for the Town of Greenfield. They have submitted the application and got a response from FEMA looking for a Community Acknowledgement form completed by the Town official. C. Baker questions that this property falls into the floodplain zone and that they are trying to have an existing house removed from the floodplain zone to reduce the flood insurance. A. Knapp states that his client applied for a loan and as a condition of that the bank required the insurance. The house has been there for quite a long time and after completing the elevation certificate is has been shown that they are elevated high enough to where they do not require the insurance. C. Baker asks if someone did a hydraulic study. A. Knapp states that it is a steady stream, there are base flood elevations and it is an AE Zone. He states that while the structure is being removed, part of the property does remain in the flood plain. C. Baker states that they do have a person in the office who is familiar with these things and he will take it back and have it reviewed. G. Dake states that if the Board is willing, much like on lot lines and some other administrative actions, he would be willing to sign this after C. Baker has this reviewed. He and C. Baker can then discuss it and G. Dake will sign if all conditions have been met. C. Baker states that it seems straightforward enough, he just does not personally have the experience with this but knows that there is a person in the office who does. T.

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Yasenchak states that she has never seen this form either and questions if there are legal ramifications. G. Dake states that we should have this resolved by the end of the week. The consensus of the Board is that G. Dake and C. Baker take whatever action is necessary unless there is some reason for it to come back before the Board.

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## **DISCUSSION**

G. Dake states that he received a call from Mike Bucci, Saratoga Polo, who invited G. Dake to sit down with him, Jim Rossi and a some potential investors. G. Dake answered questions from a guy from Santa Barbara about where they were in the process, what is going on in the local community, etc. He did not commit to anything, nor did he expect them to. They are still talking to people. There were two polo players from out of the area although one appears to be doing some business in the area. G. Dake states that he did not press them on further information, just tried to provide as much information as he could and let them know that it would be in everyone's best interest for this to move forward and that one of the big issues is the road and other things we will have to nail down including what happens with their water hook up, formation of a transportation district, etc. J. Streit asks why the word transportation is associated with this. G. Dake explains. They are still looking at fractional ownership.

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Meeting adjourned 7:44 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland