

**TOWN OF GREENFIELD
PLANNING BOARD**

June 12, 2018

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by R. Roeckle at 7:06 p.m. On roll call, the following members are present: Michael Gyarmathy, Charles Dake, Robert Roeckle and Karla Conway, Alternate. John Bokus, Nathan Duffney, Stanley Weeks, and Tonya Yasenchak are absent. Gerry McKenna Building Inspector/Codes Administrator is present. Charlie Baker, Town Engineer, is present.

MINUTES – June 12, 2018

Minutes will be reviewed at the next meeting

NEW BUSINESS

**Lochner, Thomas & Jill Case #614
TM# 151.20-1-19.1**

**Special Use Permit
8 Liberty Drive**

Thomas Lochner is present. R. Roeckle asks if there is a house there now. G. McKenna states no the applicant would like to build a single family home and attach it to their current garage apartment. C. Dake, M. Gyarmathy, R. Roeckle and K. Conway do not have any questions for the applicant. C. Baker suggests to the Board that they get verification of the septic system for six bedrooms. R. Roeckle asks G. McKenna if there are any problems with the septic. G. McKenna states a little bit they are working on a way to figure that out. C. Baker states that they may need a Variance from the Board of Health. G. McKenna states that they are trying to avoid that. R. Roeckle states that the Board sets a Public Hearing for June 26, 2018 and will proceed pending determination of the Town Board.

**Bortell, Georgia Case #615
TM# 135.-1-6**

**Minor Subdivision
460 Lake Desolation Road**

Georgia Bortell is present. R. Roeckle states this project is a two lot subdivision on Lake Desolation Road. G. McKenna states that what the applicant wants to do is subdivide her lot into two lots. It is a regular subdivision and he does not have any issues with it. M Gyarmathy asks if the applicant is creating two new lots. G. McKenna states no one new lot. R. Roeckle asks if the septic system is for the existing home. R. Roeckle asks for the septic system to be

put on the map so the Board is not dividing off from the property. The Board will need to see driveway access and where the house will be. C. Baker states that the plans should show septic and well. R. Roeckle asks if there are any wetlands on the property. G. Bortell states yes. R. Roeckle states that the Board will need delineation showing the wetlands. R. Roeckle states they will need to see where the driveway will be because the Board does not want to approve a lot that does not have sight distance cancelations. C. Baker states proposed driveway location, topography of lot two, surveyor USGS 10' contour, show the septic and well, where the house will go delineate the wetlands and driveway and sight distance. C. Baker asks id the house lot is going to be far away from current house. G. Bortell states that she is not developing the house. G. McKenna states yes. K. Conway asks the applicant is she intends to further subdivide the property. G. Bortell states no. M. Gyarmathy states that G. McKenna has a list that is required for a Minor Subdivision that need to be on the map. G. McKenna asks if it needs to be stamped. M. Gyarmathy and Roeckle state no. R. Roeckle states not for preliminary review. R. Roeckle asks the Board if they feel there is a reason not to schedule a Public Hearing. The Board concurs to set a Public Hearing for June 26, 2018.

Stewart's Shop's Case #611
TM# 164.-1-44

Site Plan Review
461 Rt. 9N

Chuck Marshall is present for the applicant. C. Dake recuses himself. R. Roeckle states that the Board does not have a quorum for this application because of that he feels that this case should be postponed until the next meeting on June 26, 2018. They should have a quorum to take action at that time. The Board needs to have four votes to do anything. Karen Wadsworth asks if the Board will reopen the Public Hearing. R. Roeckle states no because there is not a quorum. At this point he does not have any questions or comments. C. Marshall states that T. Yasenachak said there would be feedback from the Board. R. Roeckle asks the board if they have any questions regarding this case. K, Conway, M. Gyarmathy state no not at this time. C. Baker states that he has read everything and has no questions as well.

Meeting adjourned at 7:23 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Secretary

DRAFT