

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

**June 27, 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, Butch Duffney, Steve Licciardi, Beth Podhajecki, Joe Sabanos, Robert Roeckle, and Clyde Ronk, alternate. Charlie Baker is present. Justin Reckner is present.

Minutes

May 30, 2023

NOTION: B. Duffney  
SECOND: J. Sabanos

RESOLVED, The Planning Board waives the reading of and accepts the May 9, 2023 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, C. Ronk, R. Roeckle, and T. Yasenchak  
Noes: None  
Abstain: None  
Absent: None

June 13, 2023

Minutes will be reviewed at the next meeting.

Grassi/Woodlands Edge Case #647  
TM# 151.-2-57

MDR-1/Major Subdivision  
369 Grange Road

Justin Grassi is present. J. Grassi states that his project is a 15-lot subdivision that was approved last year. They have been looking to secure a road bond or a letter of credit for the road bond and have finally secured a letter of credit. It was next to impossible to secure. Which will ultimately be approved by the Town Board. They have revised the numbers for the infrastructure. They have been working with the engineer on that. T. Yasenchak states that the Board did grant approval for this subdivision and she reads the Major Subdivision Code. This project is past the 180 days of approval. The Board does have the ability to grant re-approval for this project. The Board did receive a letter from the Town Engineer on this project. C, Baker states that his letter states that what is needed for this project to move forward. R. Roeckle asks if the Board re-approves this project this evening then the 180 days starts today. C, Baker

states technically, yes. T. Yasenchak states that she does not feel that the Board needs to re-open the SEQRA because nothing has changed with this project. The Board agrees.

MOTION: C. Dake

SECOND: B. Duffney

RESOLVED, that the Planning Board hereby grants re-approval for a Major Subdivision for Grassi, LLC, located at 369 Grange Road, TM# TM# 151.-2-57 and made the following resolution:

- No reason to review SEQRA because it was already reviewed and nothing has changed
- The Town Engineer has provided a comprehensive list for the applicant.
- The Board re-approves this Major Subdivision with the same conditions that were approved.
- The Board waives the public hearing because nothing has changed for this project.

VOTES:

Ayes: Tonya Yasenchak, Charlie Dake, Butch Duffney, Steve Licciardi, Beth Podhajecki, J. Sabanos, and R. Roeckle

Noes: None

Absent: None

Abstain: None

Brookview Mobile Home Park Case #680  
TM# 151.-2-6

PUD  
3499 Route 9N

T. Yasenchak states that this project is in front of the Board for an Advisory Opinion to the Town Board. At the June 13, 2023 meeting the Board had adjourned the public hearing due to the notices that a clerical issue and new notices were sent out. She states that if this project is approved by the Town Board it will come back in front of the Planning Board for Site Plan Review and reads the Code for Site Plan Review. The Board asked K. McMahon to send out lead agency to 5 different agencies and asks when does the Board have to hear back from those 5 agencies. K. McMahon states July 14, 2023. T. Yasenchak states that the Board opened the public hearing early so that the public had an opportunity to review the file. There will be a lot of information coming into the office regarding this project. T. Yasenchak opens the public hearing at 7:17 p.m. Duane Hadsell, Pine Robin Road, states that his concern is tax based. He asks who will be picking up the taxes for the school's districts. It will cost 6 million dollars in taxes. He feels that it is all about the money. He asks if the rules have changed since the applicant has purchased the property. They are proposing a recreation field on the property he asks who will be policing that area. Michael Skura, 28 Pine Robin Road, agrees with the comments made at the last meeting. 33,000 gallons of water per day is 1 million gallons a month. The well concerns him. He states that he had a problem with water not that long ago. The school district will be taxed. The entire Town of Greenfield Community will be taxed. There is not enough water to go around. He read an article that said the next pandemic will be water. He asks why don't they get a notice of this public hearing. T. Yasenchak states that property every 500' from the property line gets sent a notice, when the Board adjourns a meeting it is up to the community member follow up there after. The agendas are posted on the website or call the office. Nicholas Frirzs, 24 Pine Robin Road, states that the impact on his house is great. They are ground zero. The road that they are proposing is parallel to his road. Basically, it is a

side walk to his property. He is concerned about the aquafer, the wetlands, and the wildlife. The residents can't come here with layers and engineers. They have provided a petition that has been signed by 120 people not in favor of this projects. He asks that the applicant withdraw their application because of the money and the resources that it will cost the community. Phillip Engborg, 5 Pine Robin Road, states the Planning Board did a great job handling the crowd at the last meeting. He asks where is the rest of the amenities will be going. Increasing the park will have a huge draw from the aquafer. This past winter we didn't have much snow. They should have to provide some sort of study for that. Modular homes are being taxed as a stick built. Nicholas Frirzs, 24 Pine Robin Road, states that he has seen a lot of growth here since the mobile home park was formed. Every few years they are looking to expand. His concerns are water, the wetlands, and wildlife. T. Yasenchak states that the Board will most likely adjourns the public hearing and not close the it and she explains why the Board does that. The public hearing will remain open until the Planning Board feels they have enough information and they will have more questions as more information is submitted. Mark English, 16 Pine Robin Road, asks that after the Planning Board gives their recommendations to the Town Board how do they make their decision. T. Yasenchak states that the Planning Board will provide a list to the Town Board. The Town Board will be voting on the PUD language. The Planning Board is tasked with the advisory opinion and she explains how a PUD works. The Town Board is not be looking the additional information that the Planning Board will be reviewing. Mark English states, how is the Town Board and the Planning Board reviewing this project. T. Yasenchak states in open forum and explains the process of a public hearing. Mark English states that there is no prevision in the MDR and the LDR Districts. This project does not go by the Comprehensive Plan for urban environment and it is not consistent with it and it contradicts the Comprehensive Plan. The law requires it. Chris Hellerich, 28 Pine Robin Road, states that he is strongly against this project. He states that he apologizes for the behavior at the last meeting that occurred. He states that the mobile home park will receive \$266.00 per month and that totals the taxes the local government will pay is \$15,954.00 for school per child. The funding for 1.5 students and it will be coming out of the Town's pocket. UMH purchased the property in 1998 and this is self-created by them. They expanded in 2016 and they met all the requirements then however, now they don't. He reads a portion of the Comprehensive Plan. T. Yasenchak states that the public hearing will continue to be open. Ann Womack, 24 Pine Robin Road, states that she has lived in town for 17 years and it is a rural town and wants to see it kept as that. She wants to keep it safe and quiet and if a road is put through there it won't be. It will be taxing on the Fire Department; the schools are over run he asks why do this and he does not understand it. Tim Burns, Canyon Crossing, states that he is opposed to this project and he is concerned about the aquafer. He would like to see some sort of study regarding the aquafer. T. Yasenchak adjourns the public hearing at 7:52 p.m. She states that they have a list of items, the drainage a grading, letter from Army Corp of Engineering, and NYS DEC, a letter from the Saratoga Springs School District, and a letter from the Fire Department. She states that they have their homework to do before they can be put on the agenda to go through the process. They will have to submit everything 2 Friday's before the meeting to be on the agenda.

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Suchow, P. Case #704  
TM# 152.-1-12.11

MDR-2/Minor Subdivision  
25-35 Braim Road

Robert Truitt is present for this application. T. Yasenchak states that she has done work for Paul Suchow however, she feels that she can be objective. B. Duffney recuses himself. R. Truitt, states that this is a 2-lot subdivision. T. Yasenchak states that he is making 1 lot into 2 lots. It is over the minimum lot size. She states that the proposed lot 2A is 7.63 acre and lot 2B is 9.53 acres and they are well within the requirements. The frontage is over 200'. The Board

will look at the limits of clearing, the location of the proposed homes, septic systems, the site distance, and the wells. They should look into new ;locations for the driveway's that may help them with the site distance. R. Truitt, states that on his way here this evening he noticed that the speed limit is 45 miles per hour. It will need to be changed to 40 m.p.h. T. Yasenchak asks if there are any wetlands on the property. R. Truitt states none were observed. T. Yasenchak states that some places on Braim Road do have wetlands. R. Roeckle states he would like to see the site distance and make sure that there aren't any wetlands on the property. C. Baker states that he feels site distance maybe a problem even with 40 m.p.h. T. Yasenchak states possibly move the driveways. R. Roeckle states or possibly an easement to go over the driveway. C. Baker states clearing limits show over 30,000 square feet between both parcels they will need to sediment and erosion to be filed with NYS DEC. T. Yasenchak states the final outcome of all disturbance for the entire project. T. Yasenchak asks the Board how they feel about setting a public hearing. The Board agrees. T. Yasenchak sets a public hearing for July 11, 2023.

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## DISCUSSION

R. Roeckle asks C. Baker if the Federal wetlands are in the Town of Greenfield. C. Baker states that he does not believe it affects any of the Planning Board decisions. C. Baker states that he can check with their wetland's specialist. R. Roeckle states that the language in the Federal Legislation refers to Navaho have to be adjacent to the wetlands. He states that he is not sure how it works. R. Roeckle states that he only asks because the Board has 2 projects in front of them that have Federal wetlands. C. Baker states that he believes that the Board has jurisdictional letters.

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Meeting adjourned at 8:11 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
Executive Secretary Planning Board