

**TOWN OF GREENFIELD
PLANNING BOARD**

June 9, 2015

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak at 6:58 p.m. On roll call, the following members are present: Tonya Yasenchak, John Bokus, Nathan Duffney, Michael Gyarmathy, Thomas Siragusa, John Streit, and Stan Weeks. Robert Roeckle, Alternate, is absent. Charlie Baker, Town Engineer is present.

MINUTES – May 12, 2015

MOTION: B. Duffney

SECOND: M. Gyarmathy

RESOLVED, that the Planning Board waives the reading of and approves the minutes of May 12, 2015, as submitted.

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

Noes: None

Abstain: Bokus

Robert Roeckle, Alternate, arrives at 7:00 p.m.

PLANNING BOARD CASES

JOSEPH VAN GELDER – Preliminary - Minor Subdivision, Case # 535

Miner Road

J. Van Gelder is present and reviews that he would like to subdivide his property into 4 lots – 3 at 6-plus acres and 1 at 9-plus acres. There is no power running along this property, the last utility poles are at either end of this stretch. T. Yasenchak asks about the stream on lot 4. J. Van Gelder states that it is not really a stream; it dries up completely in the summer. T. Siragusa asks if the portion of property in Corinth and this property are all one lot. J. Van Gelder states that it is not but it is on one deed. T. Yasenchak asks the size of the portion in Corinth. J. Van Gelder states that he always assumed it was 9 acres, but having had it surveyed, has found it to be 8 acres. T. Yasenchak states that she wants to make sure that the Corinth portion is enough to build on. J. Van Gelder explains that there is already a house and several out-buildings on the Corinth parcel, and he has had a purchase offer on it. He shows the Board the survey of that property. T. Yasenchak asks why lot 1's northern property line is at an angle. J. Van Gelder states that he has a potential buyer who wants more frontage. T. Yasenchak questions sight distance. J. Van Gelder explains that there is a slight curve but over a pretty good stretch of road. B. Duffney explains that there is a hill on the other side of the house and that it is pretty flat thru this area. J. Van Gelder explains that there is already a driveway on lot 4 that the Town previously used. S. Weeks asks if the stream on lot 4 should be identified in some way. C. Baker states that the plans should have topo on them and that the stream appears to be an outlet to the pond. J. Van Gelder states that it actually flows into the pond. T. Yasenchak suggests that the applicant's surveyor can look into that for him so that everyone would know what constraints there may be to building there. C. Baker states that his comments would be that topo should be on the plans, any existing stream, typical notes, etc. The topo can be USGS. He will look into the power issue, he is not sure that we can leave it up to future purchasers. J. Van Gelder asks if he could do 2 larger lots vs. the 4 being proposed.

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C. Baker states that he would still have to make sure that the utilities can be provided. M. Gyarmathy states that most likely National Grid will run the power at no charge to the applicant. T. Yasenchak reads from the Code regarding utilities. J. Streit asks if the applicant could ask for a letter from National Grid, that they would intend to run the power, and would that suffice. B. Duffney comments that on Cohen Road the power was run by National Grid. C. Baker states that it was not, the subdivider in that instance had to provide the power. T. Yasenchak states that it is not up to the Planning Board, the code indicates that it is the subdivider's responsibility, that it must be addressed and on the plans. T. Yasenchak states that she can check with the Town Attorney regarding accepting a letter from National Grid. C. Baker states that he believes that a letter stating that National Grid would be willing to run the power should certainly satisfy the requirement. J. Van Gelder reviews the Board's comments and states that if he runs into serious roadblocks, he may sell the property as is and not subdivide it. He will get back to the Board once he has some of the information. T. Yasenchak states that the Board will need a formal application.

ZBA REFERRALS

Saratoga Escape/Friday, Area Variance – R. Rowland explains that the applicant is seeking to replace their existing sign with a new one of the exact same size. Because it is pre-existing, non-conforming an area variance is needed. Lighting is discussed. No Planning Board issues.

DISCUSSION

A copy of a letter addressed to the Town Board from G. David Evans was received by the Planning Board. T. Yasenchak states that she will discuss with the Town Board and the Town Supervisor. C. Baker states that he cannot understand what the applicant is asking for.

Meeting adjourned 7:26 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary