

**TOWN OF GREENFIELD**  
**Planning Board**

**March 28, 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. M. Waldron is absent.

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Minutes

January 31, 2023

MOTION: C. Dake

SECOND: R. Roeckle

RESOLVED, The Planning Board waives the reading of, and accepts the January 31, 2023 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, T. Yasenchak

Noes: None

Abstain: None

Absent: None

February 28, 2023

MOTION: B. Duffney

SECOND: J. Sabanos

RESOLVED, The Planning Board waives the reading of, and accepts the February 28, 2023 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, T. Yasenchak

Noes: None

Abstain: None

Absent: None

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AWN Holdings Case # 689  
 TM# 125.-1-55.2

Lot Line Adjustment  
 24 Middle Grove Road

Libby Coreno is present for the applicant. T. Yasenchak states that the Board had asked for information from NYS DEC and that was received on March 2, 2023. She states that now the Board can continue with their review. L. Coreno states that she is newest party to this project. She asks if the letter and planting map is sufficient. T. Yasenchak states that the Board asked for a letter and it wasn't clear enough and now that the Board has the map so they can move forward. R. Roeckle states that NYS DEC is fine with it and there are not any violations

he feels that they can move forward. B. Duffney states that the developer clearing in the wetlands and it seems to happen all the time with this developer. S. Licciardi states that the dates don't jive on the maps maybe it is a typo. L. Coreno asks if the map of the planting supersedes. C. Baker states that this isn't a landscaping plan that the Board usually requires. It doesn't show any information of the size of the plantings or the types of species being planted. Usually they are very specific. L. Coreno states the AWN Holdings worked with NYS DEC and they are happy with it. She asks if there is a way to mitigate it. They are happy to do anything that the Board would like. R. Roeckle states that he agrees with C. Baker, but NYS DEC approved the plan. T. Yasenchak states that she is ok with what NYS DEC has provided. She asks how does the Board know if this is getting done. B. Duffney asks how was done on Petrified Sea Garden Road. T. Yasenchak states that was different. L. Coreno asks what if she reaches out to Jed Hayden (from NYS DEC) and they will put notes on the plans including the mylar. T. Yasenchak states yes, she would be fine with that. B. Duffney states the plantings should be done before the building permit is issued. That way it will be done and there won't be an issue. T. Yasenchak states that there is no significant change in SEQRA.

MOTION: C. Dake

SECOND: B. Duffney

RESOLVED, that the Planning Board hereby grants approval for a Lot Line Adjustment, at 24 Middle Grove Road, TM# 164.-1-83.4 contingent upon:

- Providing the plan from NYS DEC
- The Town of Greenfield Planning Board the requiring a letter of accessibility according to NYS DEC
- the Board is waived the public hearing because it is not required by the Planning Board.
- The Board does not feel that SEQRA needs to be re-opened because there are no changes.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, T.

Yasenchak

Noes: None

Abstain: None

Absent: None

Dan Hainsworth (a neighbor) asks the Board mentioned the over clearing. T. Yasenchak explains that no one can disturb the wetlands. NYS DEC has a 100' buffer zone for the wetlands. The Board also had put a no cut buffer when they did the subdivision along the south of the property. B. Duffney states that NYS DEC has a 100% no clear buffers in any wetlands. D. Hainsworth asks did the contractor say why he did that. T. Yasenchak states that it really doesn't matter.

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Baltodano, M. Case #697  
TM# 125.-1-55.2

SPR  
3329 Rt. 9N

Madison Baltodano is present. T. Yasenchak states this project is for a farm stand. She is looking to sell eggs, vegetables, and craft items that she makes. It is an allowable in this zone. The property is a 5-acre parcel and she meet the setbacks. She asks if M. Baltodano

where she is looking to put the farm stand. This is not commercial like Stewart's Shop's are. R. Roeckle asks if there is room for people to get off the road. M. Baldodano states there is room for people to pull into her driveway back out of it. R. Roeckle asks maybe the shed can be moved. Maybe she could have the surveyor add a turn around to the plans. M. Baldodano states that could get costly because she has tried to get a hold of the surveyor and has not been able to. T. Yasenchak asks what year was it surveyed. M. Baldodano states 2005. B. Duffney states that he feels this project is great. He agrees with the Board regarding the safety. He states with word of mouth and social media this could really take off. S. Licciardi states that he agrees with B. Duffney. C. Baker states that the Board has covered his concerns. He asks if there is any possibility to move the farm stand to the southern side of the parcel. M. Baldodano states that she has small children and she would like to keep it separate from where they would be. She states that she can have 2 parking spots behind the garage and 1 next to the garage. T. Yasenchak asks if there is a driveway there already. M. Baldodano states yes and asks does this map have to be to scale. T. Yasenchak states no it does not have to be to scale. M. Baldodano states that she can provide a map for the Board. T. Yasenchak asks how big is the driveway and is it gravel for certain projects. Just blow up the map the Town has lot of people that do not need to meet their setbacks. The Board just needs to make sure that it is safe for your property. She asks if there will be any exterior light and what will the hours of operation. M. Baldodano states no lighting and the hours of operation will be dawn to dusk. The parking spots have to be 9'x18'. T. Yasenchak states that this is in character to the master plan the neighbor has an indoor riding stable that serves as its own buffer. She states that this is for agricultural use. She states that if M. Baldodano can have the map to the Board by Friday March 31, 2023 can be on the agenda for April 11, 2023.

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Saratoga Corinth & Hudson Rail Case #698  
TM# 151.-2-107.1

SUP  
101 Canty Road

B. Podhajecki recuses herself. Hal Raven is present. T. Yasenchak states this project is for a Special Use Permit. H. Raven states that he submitted information. K. McMahon asks if that is the correct tax map number. T. Yasenchak states that on that map it states 151.-2-42.111. H. Raven states that he is looking to expand the rail to embark passengers to go from Corinth to the property at 101 Canty Road for small BBQ events. Currently they are limited to the property. He is also looking to do special events such as small weddings. There is plenty of property for parking. He states showed where the port-a -potties are going. The long-term goal is to use the farm house and maybe do a Bed and Breakfast in the future. T. Yasenchak states that the requirements for a Special Use Permit is a bit lengthy. She states that the narrative states that the train will run all year. H. Raven states Spring through the Fall and Christmas. They will probably be shut down in the winter. T. Yasenchak states as they proceed the Board will ask the hours of operation. H. Raven states that they will not be operating passed 10:00 p.m. T. Yasenchak states that anyone working has a parking spot and there is plenty of room. She states that H. Raven measure the parking spot to be 9'x20'. T. Yasenchak asks if the driveway to the east will be gravel. H. Raven states it is now. T. Yasenchak states that obviously they are doing this in phases at some point H. Raven will have to do the bathroom. R. Roeckle asks what will be done for safety measures on Canty Road. H. Raven states stop signs with 2 flaggers. R. Roeckle asks if the train will be parking on Grange Road. H. Raven states yes. R. Roeckle states that if they do the Bed and Breakfast. J. Sabanos asks if there will be staff at the train. H. Raven states that either the staff will be there or the train will be locked. He feels that it is safest to cross on Grange Road. H. Raven states everyone on the train will cross as herd. J. Sabanos states that the Town does not have any usage for Bed and Breakfast. T. Yasenchak states we do have it in our Code.

She states that there is nothing in the Code to rent the entire home out. B. Duffney states that years ago when Skidmore College put signs up they put the signs outside on the side of the road. H. Raven states he was thinking of stop signs. B. Duffney states the temporary the ones that blow in the air would be great for this project. B. Duffney states that he feels this is a great project. He states that he would like him to touch base with the Fire Chief. H. Raven states that it is very accessible to exit on Grange Road. B. Duffney states that he likes to have the Fire Department involved in some of things that the Board does. C. Ronk asks if there is permanent lighting there. H. Raven states that they are all temporary. C. Ronk asks if there are lights on the train. H. Raven states that they plan to be back on the train and on their way home before dark. He states that he is encouraging them to leave between 7:30 p.m.- 8:30 p.m. C. Dake asks what are the hours of operation. S. Licciardi states this is a great project. The other out buildings are they accessible. H. Raven states that they have to clean out and the buildings are used for storage. C. Baker states that he feels this is great for our small Town. He asks if they will be using well water or bottled water. C. Baker states that eventually will have to have potable water. It will also require a Planned Unit Development. T. Yasenchak states that they do not have to. C. Baker states there are a number of uses for Code Enforcement. H. Raven states that the train is out of Corinth and it is recreational. T. Yasenchak asks if the tents will stay up seasonal. H. Raven states no it would cost too much. C. Baker states that H. Raven mentioned in his narrative a tasting room. H. Raven states that they are thinking on pairing up with Fossil Stone Vineyards on Grange Road for some events. B. Duffney asks how long will the phasing take. H. Raven states that he thinks 2-3 years. T. Yasenchak asks how many times a day will the train run. H. Raven states once a day every other Saturday to give us time to re-book an event. T. Yasenchak states that the Board wants them to succeed. She states that a Special Use Permit requires a public hearing. If H. Raven can write something up about the protocol for crossing the road and the signage. Specifics about the hours of operation. The Board needs to have a way to enforce things that they approve. R. Roeckle asks if the boarding on and off the train will it be gravel. H. Raven states he will be leveling out the driveway. R. Roeckle states that he would like to a visual of the sign. H. Raven states that he can do that and he will have 2 sets of flaggers. T. Yasenchak states write that up. The Board has to go through the proper steps to approve this. C. Baker states that noise could be a problem. The Board just approved a major subdivision on Grange Road. T. Yasenchak asks what will you be doing for trash collection. H. Raven states standard roll away trash collection. T. Yasenchak states that in the narrative it should states that they will not be using the house or the out buildings for public use. She asks the Board how they feel about site distance. B. Duffney states Carty Road you come to dead stop. T. Yasenchak states that they Board will only be approving phase 1 now. She asks does the train get inspections. H. Raven states that he is governed by NYS DOT and the Federal Rail Association. T. Yasenchak states that add to the narrative no exiting onto Grange Road. The Board sets a public hearing for April 11, 2023.

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Kilmer, M. Case #699  
TM# 149.-1-120

Minor Subdivision  
20 Kilmer Road

Michell Kilmer is present. B. Duffney recuses himself. M. Kilmer states that she is looking to do 2 6 lots for her children. T. Yasenchak states 1 lot is across the street. The Board will need an interpretation regarding this. She states that in the past road went from farm to farm. They will need to talk with Town Council or the County. M. Kilmer states that both lots have existing driveways. NYS DEC is coming out to their property on April 3, 2023. The NYS land (next to their property) there is brush from the State land that limits the site distance. We need to know what we can do and what we can do about maintaining the brush there. She states that she is hoping they can maintain the property. T. Yasenchak states the State will

probably let you do that. C. Baker states that the representative from DEC will need to put something in writing and provide a report from the site engineer. M. Kilmer states that is why they are having DEC coming out. T. Yasenchak states to solved by clearing. C Baker states that it could be resolved with a report. J. Sabanos states he would like to see the limits of clearing on the map. M. Kilmer states that lot 1 is cleared and lot 2 there has been some clearing. C. Ronk states that lot 1 is quite long. C. Dake states that lot 1 needs to be looked at. C. Baker states he would like to see limits of clearing, a turn around for EMS and topography on the map. M. Kilmer states that if DEC ok's the clearing of the brush she will ask them to write something up for the Board. T. Yasenchak states this will need a County referral and the Board set a public hearing for April 11, 2023.

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Miles 1, LLC Case #679  
TM#136.-1-31

Minor Subdivision  
498 Coy Road

Dan Wheeler is present. T. Yasenchak states that D. Wheeler just needed to put some modifications on the map since the last time he was in front of the Board. D. Wheeler states that he added a note for lot I about the driveway. T. Yasenchak states that we are just getting this tonight and she feels that this can be approved tonight contingent upon C. Baker's review.

MOTION: R. Roeckle  
SECOND: B. Duffney

RESOLVED, that the Planning Board hereby grants approval for a Minor Subdivision, at 498 Coy Road, TM# 136.-1-31 contingent upon:

- Town Engineers review
- The Board reviewed SEQRA with a negative declaration and have closed the public hearing.

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Meeting adjourned at 8:50 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
Planning Board Executive Secretary