

TOWN OF GREENFIELD

PLANNING BOARD

May 25, 2010

REGULAR MEETING

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

MINUTES – May 11, 2010

MOTION: T. Siragusa

SECOND: J. Streit

RESOLVED, that the Planning Board waives the reading of and approves the minutes of May 11, 2010 as submitted.

VOTE: Ayes: Duffney, Siragusa, Streit, Thrailkill Yasenchak

Absent: Dake, Dupouy

Noes: None

PLANNING BOARD CASES

MICHAEL MANEY – Special Use Permit

Locust Grove Road

Michael Maney is present. A public hearing is opened and M. Maney explains that he has been operating a firearms based business from his home repairing firearms for law enforcement only, mail order only. There is no sign and no traffic on the property; hours are 2:00 to 10:00 three days per week. He basically refinishes and repairs firearms. There being no public comments, this public hearing is closed at 7:03 p.m.

M. Thrailkill states that he was not present at the last meeting, but having read the minutes asks about the type of security system the applicant is looking at. M. Maney explains the old bank vault that he uses and states that he is looking into an electronic security system and that should be taken care of within the next month.

RESOLUTION – M. Maney, Special Use Permit

MOTION: B. Duffney

SECOND: J. Streit

RESOLVED, that the Planning Board grants a Special Use Permit to Michael Maney for a Type 1 Home Occupation for a mail order/e-mail firearms based business located at 35 Locust Grove Road, TM#152.-1-42, contingent upon:

- **Zoning Board of Appeals approval of area variance**
- **Appropriate licensing from ATF**

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

CYNTHIA GIRARD – Special Use Permit

Spier Falls Road

No one is present for this application. A public hearing is opened and T. Yasenchak explains that the applicant is seeking to replace an existing mobile home that was damaged by fire with a new home in a slightly different size. The septic system was recently renovated and that is on file with the Building Department. There being no further public comment, this public hearing is closed at 7:10 p.m.

RESOLUTION – C. Girard, Special Use Permit

MOTION: J. Streit

SECOND: B. Duffney

RESOLVED, that the Planning Board grants a Special Use Permit to replace an existing mobile home damaged by fire to Cynthia Girard for property located at 170 Spier Falls Road, TM#112.-1-11.2, an adequate septic system is on file, contingent upon:

- **Zoning Board of Appeals approval of area variance**

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

CAROL TURNEY – Special Use Permit

North Greenfield Road

C. Turney is present and states that she would like to replace her existing mobile home with a new one, which will be a little wider and a little shorter. It will be a brand new home. T. Yasenchak reads from G. McKenna's notes stating that no variances will be needed but that the septic system needs to be verified. T. Yasenchak explains that a public hearing is required for this action and that the Planning Board has sent a letter to the Town Board requesting that this be changed as was the intention of the Zoning law change committee. A public hearing is set for June 8, 2010 at 7:00 p.m.

MATTHEW & KRISTY MILLER – Minor Subdivision

Hovey Road

Matthew and Kristy Miller and Dave Barass are present. D. Barass states that the applicants would like to subdivide an 8 ½ acre parcel from a 24 acre lot. DEC has been out to the property to delineate the wetlands and this is shown on the plans. There is a suitable building envelope outside the wetland buffer and they will meet all zoning.

Cynthia Girard arrives at this time and T. Yasenchak explains that the Planning Board has approved her request, apologizes that she has to come back for the next meeting and wishes the applicant the best on her project.

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MATTHEW & KRISTY MILLER – Minor Subdivision, cont’d
Hovey Road

J. Streit questions that the applicant cannot build within the 100’ buffer, but can they garden, use the land in some other way, etc. D. Barass states that they could build in it with a permit from DEC and that they can garden or something like that. He states that there are certain levels of disturbances that do not need a permit but some that do. G. McKenna’s notes indicate that this is a simple subdivision and that the proposed lot does comply with zoning. As there is a large amount of wetlands on the property and due to the 100’ buffer, a very limited building envelope. He comments that maybe the lot could be wider. T. Yasenchak questions the size of the house. M. Miller states between 1700 and 2200, two stories with a possible walk-out basement. B. Duffney states that as long as the applicant has all their setbacks, it is tight, but seems workable. C. Baker states that it looks good, all the notes are on the plans, he would just comment that because of where the proposed septic system is shown, he would like to know where the well is on the Levo property. They could flip the locations of the proposed septic and the proposed well on the applicants’ lot. T. Yasenchak states that this is something that is looked at when a building permit is turned in so the well and septic can be switched if necessary. D. Barass states that he is certain that the well is on the opposite side as there are woods between the Levo house and this property line. **The Board completes Part II of the Short Form SEQRA. All questions are answered “no”. T. Siragusa makes a motion to check Box B, indicating that this will not result in any significant negative environmental impacts. J. Streit seconds the motion. All present in favor.** Public hearing is discussed and waived.

RESOLUTION – M. & K. Miller, Minor Subdivision

MOTION: J. Streit

SECOND: B. Duffney

RESOLVED, that the Planning Board approves the application of Matthew and Kristy Miller for a Minor Subdivision for property located at 50 Hovey Road, TM#125.-2-46.2, contingent upon:

- **PE designed septic system and documentation of the well location on the Levo property**

VOTE: Ayes: Duffney, Siragusa, Streit, Thrailkill Yasenchak

Absent: Dake, Dupouy

Noes: None

JAMES DORSEY – Major Subdivision

Locust Grove Road

J. Dorsey called today to ask to be postponed to the next meeting as they have not received the results of the traffic study. J. Streit asks if anyone had any feeling on the Dorsey property that the application should maybe reconsider and have the elderly multi-family on that lot. He thought that it was interesting although he is not sure if he is in favor of it. B. Duffney states that he was looking forward to seeing how it would work out. It is a multi-unit, but as he has stated before, for any of the elderly who would not want to live or cannot afford the Prestwick Chase or Wesley communities, it would be nice to see some of these people be able to stay in Greenfield. C. Baker suggests being careful with that because the lot’s relation to the wetlands might make it difficult. Alternatives are discussed. T. Yasenchak states that the Board could suggest that there might be other avenues for the applicant to still have the multi-family, but she thinks that in order for the applicant to do that he would have to have a larger size lot so some of the other lots, in their current configuration, might not work for that either.

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Meeting adjourned 7:31 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland