

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

**May 9, 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, Clyde Ronk, alternate. Robert Roeckle is absent. Clyde Ronk has full voting privileges for the entirety of the meeting. Charlie Baker is present. M. Waldron is present.

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Minutes

April 11, 2023

NOTION: B. Duffney

SECOND: C. Dake

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

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, J. Sabanos, C. Ronk, and T. Yasenchak

Noes: None

Abstain: B. Podhajecki

Absent: R. Roeckle

April 25, 2023

NOTION: C. Dake

SECOND: C. Ronk

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

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, J. Sabanos, and C. Ronk, T. Yasenchak

Noes: None

Abstain: J. Sabanos

Absent: R. Roeckle

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**DISCUSSION**

T. Yasenchak states that Brookview PUD has requested to be placed on June 13, 2023 agenda not the May 30, 2023 agenda. She states to be placed on the agenda for June 13, 2023 any items will need be submitted no later than May 26, 2023.

**Old Business & Public Hearing**

Companion, S. Case #694  
TM# 149.-1-40.4

LDR/Minor Subdivision  
81 Kilmer Road

Tracy Companion is present. T. Companion states that she lives at 81 Kilmer Road and they have 24 acres and they are looking to subdivide a 6-acre lot and sell it. T. Yasenchak asks if they are looking to do make one residential lot. T. Yasenchak opens the public hearing at 7: 8 p.m. She explains how a public hearing works. Fred Sheik owns 25 and 45 Lake Desolation Road states that he was approached by buyer of the property and now he not longer in support of this project. T. Yasenchak states the Board is waiting on additional information to be submitted. The Board agrees to adjourn the public hearing at 7:12 p.m.

### **Old Business**

Sondhof, A. Case #700  
TM# 152.-1-17.2

MDR-2/SPR  
163 Daniels Road

Axel Sondhof is present. A, Sondhof states that he is the owner of the equine veterinarian hospital on Daniels Road. He states that eh is looking to add a small seasonal barn to accommodate more horses typically for the summer months. He is hoping that serves this purpose. The surveyor came out and added the well, the septic system, and a new barn on the property. T. Yasenchak asks where the well is, she does not see it. C. Baker states that it is on the plans. A. Sondhof states that it is southwest on the map. T. Yasenchak asks where is the manure stored. A. Sondhof states that the manure is being removed weekly. It is in a container on the southwest side of the building. They move it around as needed. T. Yasenchak asks if it is away from the well. A. Sondhof states yes, they move the container weekly. He is thinking that they may go to a larger container. It works well for them. T. Yasenchak asks how many stalls will the barn have. A. Sondhof states 4 stalls. T. Yasenchak asks if there will be a paddock. A. Sondhof states no it is a liability issue. He states that they don't know their patients well. This way they can try to control the animal. C. Ronk states that he is satisfied with the plans. B. Duffney states that he is glad to see and he encourages this. T. Yasenchak agrees and states that she is glad that he found a place in Greenfield. A. Sondhof states so is he. He is glad to be on Daniels Road and it is a busy road, but perfect. He states that the lot is a nice private lot. J. Sabanos states that he does not have any concerns he asks if A. Sondhof will be doing any grading. A. Sondhof states no. B. Duffney states that he is glad that he is doing well and he does not have any concerns. C. Dake and S. Licciardi state that same. T. Yasenchak states that the driveway is on the Orthwein's property. She suggests an easement for that. She asks if they use both driveways. A. Sondhof states that they use both. It really is for the trailers so that they don't have to turn around. Mr. Orthwein offered access to him. It has its advantages, it works for him. C. Baker states that the map looks good to him. It appears that the manure is close to 50' from the well. A. Somdhof states that the well itself is 3' higher than manure. During fly season it is very irritating even just coming into the building. They have not seen any leakage from the manure container that would cause mosquito breeding. T. Yasenchak asks if there are any holes in the manure container. A. A. Sondhof states no he has never seen anything coming out of the container. They use wood shavings to soak up any liquid. T. Yasenchak asks how often do they use a new manure container. A. Sondhof states once a month. C. Baker states that NYS DEC and Cornell Cooperative Extension require 100' from the well. A. Sondhof states that they have been thinking that if they pour a cement slab they can place the manure container on that and it will be easier to remove the manure and we would be able to see any leakages. C. Baker states that would be helpful. A. Sondhof states

that he feels it would be easier to monitor. C. Baker asks what if you put the manure on the opposite of the building. A. Sondhof states he could possibly move it to the north. C. Baker states that it is something to be cautious about because there are the regulations about it. With clay being there it will hold any leakage. A. Sondhof states that it would be counterproductive. B. Duffney states that being a surgical hospital you want to keep the area as sterile as possible. A. Sondhof states yes. T. Yasenchak states the applicant has been in operation since 2019. This is a small barn for surgical requirements. The Board agrees to waive the public hearing because when it was originally approved there was a public hearing. B. Duffney states that the hospital is off the road. He states that the applicant has been in business for 4 years and they are not changing the use. T. Yasenchak agrees and states that their neighbors are the railroad tracks, Skidmore, and the Orthwein's.

NOTION: C. Dake

SECOND: C. Ronk

RESOLVED, The Planning Board, hereby approves a Site Plan Review for Axel Sondhof for property located at 163 Daniels Road, TM# 152.-1-17.2 for a 36'x36' barn contingent upon:

- The location of the manure be 100' from the well per NYS DEC and Cornell Cooperative Extension
- The Board discussed and decided to waive a public hearing because one was performed for this property and the use is not changing.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, J. Sabanos, and C. Ronk, T. Yasenchak

Noes: None

Abstain: None

Absent: R. Roeckle

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May, C. & M. Case #702  
TM#139.-1-46

LDR/SPR  
986 Braim Road

Charles and Michelle May are present. Michelle May states that they live on the corner of Braim Road and Wilton Road. They recently formed an LLC. They have put in a large fenced in garden. They intend on converting an old horse trailer to sell their flowers. They want to go through the proper channels to achieve this. They have made 2 driveways and a storage building that they have a Building Permit for. They want to do this safe. T. Yasenchak asks if there will be other vendors there. M. May states no, too many things could happen. It is just for pick-up and the hours of operation are 10-6. She states that they are not predicting 20 people at the farm stand. T. Yasenchak states that they want them to be successful. M. May states that they offer deliveries. T. Yasenchak states that the Board does not necessarily look into the hours of operation and asks if there is any external lighting. M. May states no. C. Ronk asks about the site distance. T. Yasenchak states a surveyor or traffic engineer can look at the site distance. The Board does ask for site distance. M. May states that Saratoga County did approve the driveway. T. Yasenchak states that it is a County Road and she knows that the County did approve it. Once the Site Plan Review the Planning Board gets involved and they do ask for site distance. It may or may not be safe. A civil engineer or a traffic engineer can do that. They usually provide a table on the map with ASSHTO Intersection Standards. B. Podhajecki states that more horticulture she thinks this is a great project. J. Sabanos agrees with the site distance and will there be any other products besides flowers. M. May states maybe vegetable. J. Sabanos asks if it will be seasonal only summer? M. May states yes, no winter months. J. Sabanos states that the hours are generous. T. Yasenchak reads the Code and they did deny someone because they did not have enough site distance. B. Duffney states

that he does not think they have a problem with the site distance. He thinks this project is great and hopes they do well. C. Dake thanks them for going through the proper channels he appreciates the respect. S. Licciardi asks about the water source. M. May states that they have a spicket in the barn they will also be collecting the rain water to use. T. Yasenchak states show more of the parking area. One way in and one way out the surveyor may be able to do that for them. She states that a parking space may be either 10'x20' or 9'x18' or up to 9'x21'. It is the Code under article 11 supplemental it provides all the traffic information. She asks how the Board feels about having a public hearing the Code reads it is a may not a shall. B. Duffney states waive it if it is more of a cost to the applicant. J. Sabanos states if this project included live stock he would say yes to a public hearing but, because it is just flower's he agrees with B. Duffney. T. Yasenchak states that if they bring in additional information that is requested no later than May 19, 2023 they can be placed on the May 30, 2023 agenda.

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## **DISCUSSION**

Chris Hellerich states that he lives in Saber Springs and they have a petition circulating the neighborhood against the PUD expansion of Brookview. They will get that to the Board as soon as they have all the signatures.

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Meeting adjourned at 7:53 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
Planning Board  
Executive Secretary