

TOWN OF GREENFIELD
PLANNING BOARD

November 14, 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, Steve Licciardi, Beth Podhajecki, Joe Sabanos, and Clyde Ronk, alternate. Robert Roeckle, is absent. Clyde Ronk has full voting privileges for the entirety of the meeting. Charlie Baker, Town Engineer is present. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present.

Minutes

October 10, 2023

MOTION: C. Dake

SECOND: J. Sabanos

RESOLVED, The Planning Board waives the reading of and accepts the October 10, 2023 Minutes with minor corrections.

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

Noes: None

Abstain: B. Duffney

Absent: R. Roeckle

Kwalik, K. case #713
TM# 164.6-1-27

SUP
28 Old Stone Ridge Road

Ken Kwalik is present. T. Yasenchak states that this project is in front of the ZBA and they have requested an Advisory Opinion and the Board put them on the agenda earlier than first indicated to hopefully move the process along. T. Yasenchak states that she did give K. Kwalik's sister a quote awhile back, however she feels that she can be objective. K. Kwalik states that he is looking to do a detached garage with 2 bedrooms, small kitchen, and living area apartment. He states that he intended to do this when the house was built in 2019 and then COVID hit and everything went awry. The prices increased and everything changed. They are using a different builder than they used for the house, they are using Prime Construction. He states that he didn't realize that he couldn't have a garage apartment bigger than 1,000 square feet. The structure is meant to look like a farm house. The Home Owners Association has approved it. He is the president of the HOA and recused himself the 4 other HOA Board members approved it. He states that this was always the plan. He provided pictures for the ZBA, but instead he is using them for the Planning Board this evening. He states that he provided a letter from the O'Hanlon's and information about his father. T. Yasenchak asks if they have a letter from the HOA. K. Kwalik states yes, it is in the packet. T. Yasenchak states that she does not have it. K. Kwalik states that he submitted it and asks K. McMahan if she has

a copy of it. K. McMahon states that she is not sure he submitted a lot of information late this afternoon. T. Yasenchak asks how much property does K. Kwalik own? K. Kwalik states about 2 acres. T. Yasenchak states that in MDR-2 District 3 acres is required and they may need to get another Variance for the lot size. She states that when the Lot Line Adjustment was done she thinks that when they gave the approval the property can't be used for construction because the original intent was for the bank to stay green. When the trees were taken down and the community needed to re-plant and when people on the ridge purchased the land she is wondering what the original intention for that space. She states that she is not sure that she feels comfortable with this. Her question is she does not know if the purchased land (lot line adjustment land) can be counted for the construction if the original subdivision stated that is supposed to be left green space. The Planning Board will require a Site Plan or a survey showing the setbacks and all the buildings. J. Sabanos states that he would like clarification on the height restrictions. It is the ZBA's ultimate decision. He feels that there is no reason why they can't meet the Code. K. Kwalik states that all the other homes in his development have 6 additional bedrooms currently he has 3 bedrooms and after adding the garage apartment will have 2 bedrooms. This was part of the original plan. B. Podhajecki states that she echo's J. Sabanos and agrees with him. B. Duffney asks which side will be facing Rt. 9N. K. Kwalik states that the glass will be facing Rt. 9N. B. Duffney states when someone comes in front of the Planning Board for the KROD District needs to be right down to the T. The Town has restrictions for lighting, glare, and the color of the home and the roof. The potential for the glare is a huge problem for him. When he drives on Bloomfield Road he can see the glare from there. There is a lot of glare. The Town's rule is 1,000 square feet. It will need its own septic. K. Kwalik states that he has spent a lot of time and money and this project does fit with the neighborhood. T. Yasenchak states the ZBA requested the Planning Board for the size of the apartment and the acreage. The Planning Board is tasked with giving an Advisory Opinion and this is a 33% increase for both Variances. It will need a separate septic system as well. B. Duffney states that 1,300 square foot garage apartment (the size) is up to the ZBA not the Planning Board. C. Dake expresses concerns about setting a precedent. S. Licciardi states that the garage is beautiful. He would like to see a picture from Lester Park Road looking up to Old Stone Ridge Road and a site plan including topography and the septic. He is curious how it will all look. K. Kwalik states that some maple trees are still there. He states that this development was built for the view and for privacy. C. Baker states his question was is it allowed by the HOA. He would like to see a letter from the HOA. K. Kwalik states that it is allowed. B. Duffney asks if the Town maintains the road. C. Baker states yes, the Town took it over. T. Yasenchak states that she would like a copy of the HOA's by-laws. She states that a percentage of the land was supposed to be green space. In MDR-2 you need 3 acres and she is not sure that the new land (from the lot line adjustment) can be counted as buildable land. 1,300 square feet is excessive. If the goal can be achieved a different way then it will be. If you can achieve this a different way than it should be. K. Kwalik states that it would rip up his driveway. He states that his parent needs some place to live very soon. T. Yasenchak states that she would like to see a site plan. She feels that 1,300 square feet is a little excessive. It is the Code and the Boards hold people to that. Obviously, anyone can go in front of the ZBA and request whatever they want to. She feels that it is excessive. She states that if they did an addition and added 2 bedrooms that is more in character of the neighborhood. It still gives him the privacy without getting a Variance. She questions is the feasibility. K. Kwalik states that would rip up my driveway. He feels it is all about the septic. He feels that they can talk about the Variance for 1.3 to 3 acres for lot size. T. Yasenchak states we can't that has nothing to do with this Board. K. Kwalik states that he feels that it can. T. Yasenchak states no we can't. Get a site plan and that will help them. The Planning Board feels the Code is there for a reason. The ZBA looks at sizes of the building and ultimately, they will need to provide a letter from the HOA, a site plan, and a copy of the HOA by-laws.

Scuola, M. Case #714
TM# 125.-2-32.111

Minor Subdivision
656 Locust Grove Road

Mike Scuola and Bill Sparkman are present. T. Yasenchak states that normally she would recuse herself, because she has business dealings with Mr. Scuola, but R. Roeckle is absent. She will facilitate this tonight. He states that they will need to have a keyhole lot for the land locked parcel She states that she will not be voting or approving this project. T. Yasenchak asks if this is a 5-lot subdivision and a lot line adjustment. B. Sparkman states 656 Locust Grove Road is a big lot, but they will need a Variance for one of the lots in the front yard, side yard, and frontage, because one of the lots have 188' of frontage. S. Licciardi states that he thinks that everything was covered. C. Dake states that he has not looked at any of the material he is not comfortable making an Advisory Opinion. C. Ronk asks why 2 keyhole lots are in this subdivision. B. Sparkman states that at the eastern part of the road and put a keyhole lot there. It won't be detrimental to the neighborhood. He questions the how many keyholes lots can they have. He feels that it falls within the Code. J. Sabanos states that he can see the far lot as a keyhole lot, but not for the other side of the road. Possibly do 2 lots instead of 3 lots maybe the Variance won't be required. He states to try to reduce the keyhole lots. Get rid of the one lot. He is fine with the left side. B. Podhajecki asks what is the Planning Board asked to do. T. Yasenchak explains that there is a natural subdivision and once it is subdivided it will need a Variance. She states that usually land locked parcels have to go for Open Development and an easement needs to be given. This is different. B. Podhajecki states that this is logical, reasonable, and a hardship was not created. B. Sparkman states that if the ZBA is comfortable with it they will only need the Variance. B. Podhajecki states that it is logical and agrees. B. Duffney asks the lot with the keyhole is how may acres. B. Sparkman states 19.9 acres. B. Duffney asks if there will be a potential home there and they will need turn arounds every 500'. He states that he is not crazy about the second keyhole lot. B. Sparkman states that the new lot will be 9.9 acres after the subdivision. B. Duffney states the east side with the keyhole he does not like. C. Baker states that he des not have any engineering questions at this time. B. Duffney asks if there are any wetlands on the parcel. B. Sparkman states no. T. Yasenchak asks the Board which way they would like to review SEQRA. C. Baker states that he does not know how the Planning Board can review SEQRA if they don't have enough information. T. Yasenchak states that the Board may need to mitigate. C. Baker states he does not see how the ZBA and the Planning Board can take-action because they need more detailed information and a SWPPP. B. Duffney asks without SEQRA being done can the ZBA make-a-decision. T. Yasenchak states she is not sure and explains what happens to her when she goes in front of the ZBA in the City of Saratoga Springs. She states that she understands that the ZBA can't do certain things. B. Duffney states that the Planning Board doesn't know how much disturbance will be and he doesn't feel that they have enough information to review SEQRA. T. Yasenchak states that they will check with Town Council and they will ask who can be lead agency. C. Baker states that he feels that it is a huge problem for the applicant, it is going to be a huge expense. B. Duffney agrees it is a huge expense and a lot of time. T. Yasenchak asks if M. Scuola has another meeting before the ZBA meeting. B. Duffney states that he does not want to set a precedent. T. Yasenchak states that they will reach out to Town Council. T. Yasenchak states with the subdivision the Planning Board can be the lead agency. The Planning Board can make a motion to accept it. The problem is, is that the Board does not have enough information. The Board does not want people to spend money unless it is necessary. C. Baker asks about the keyhole lots. M. Scuola states the keyhole lot is to access the land locked parcel. T. Yasenchak explains that it is the western lot that is the keyhole lot. B. Sparkman states that they are looking for an Area Variance for the parcel that has 188' of frontage. T.

Yasenchak states without the keyhole lot they would still need the Variance. B. Sparkman asks if they should prepare SEQRA for the ZBA. C. Baker states yes. J. Sabanos states that he understands the road spit the parcel (natural subdivision) and the Variance, but he does not like the second keyhole lot. T. Yasenchak asks J. Sabanos does he not like the this because of the 2 keyhole lots? J. Sabanos states yes, it is obscure lot the way it wraps around. He feels that it is not clean planning. B. Duffney states that the Board does not like keyhole lots. M. Scuola states that he understands. He states that the Board can do what the ZBA need for SEQRA then do it again for the Planning Board. C. Dake suggests that the issue of the second keyhole lot may be better as a comment in the Advisory Opinion then a reason to recommend against. T. Yasenchak states that the Board will need a revised SEQRA. B. Sparkman asks if Town Council will need to weight in on this before they do SEQRA. T. Yasenchak states that they will look into that tomorrow. J. Sabanos states if this is cleared up with Town Council he is fine with that. T. Yasenchak states she will talk with R. Roeckle and he can call Brian Reichenbach (Town Council). M. Scuola asks if they are ok to move forward with SEQRA. T. Yasenchak states that R. Roeckle will be contacting Town Council tomorrow. B. Sparkman asks if they have to wait 30 days for the SEQRA review. T. Yasenchak states that the Planning Board is looking to review at their next meeting. B. Duffney states that this project comes back in front of the Planning Board and they will have a public hearing and do SEQRA for the subdivision. T. Yasenchak states that this Board does SEQRA later once they have more information.

Stewart's Shop's Case #715
TM# 164.-1-87.1

SPR
461 Locust Grove Road

Chuck Marshall and Mike Germain are present. C. Dake, B. Duffney, and S. Licciardi recuse themselves. C. Marshall states that they are looking to expand the warehouse. He states that they are looking to do this in phases. He has never done this before. They are looking to do 8-9 modifications to do over the next 5 years. On the western side is the salt building. In the cover letter that shows the proposed phasing. M. Germain states that numbers 2 and 5 in the cover letter need to be flipped. They are looking to do a 42.50 square foot building. C. Marshall states he has provided what they have that is existing. The question he has is it the level that is required for all the phases can all 9 elements be approved at once. T. Yasenchak states that they an do just phase 1, but that is all the Board will be reviewing is phase 1. Then you would come back in front of the Board for phase 2 or do they want more of a Master Plan. She asks what is the time line. C. Marshall states that they can do phase 1 now and come back in front of the Board for phases 2 and 3. C. Baker states the Board reviewed all of it last time in 2017 or 2021. He suggests that they secure a NYS DEC Multi-Sector Permit that will look into the storage tanks, storm water, and the water supply. They should look into it. He states that should make things go a lot easier. Look at this as a Master Plan. He suggests that they do the review and then come back with individual phases. T. Yasenchak asks do it all at once. C. Baker states yes, but this would help a lot with dealing with the fuel lines and it will all be covered by New York State. T. Yasenchak states that is very wise. That way the Planning Board doesn't deal with it NYS does. Good thought. C. Marshall asks if the Planning Board will be lead agency for SEQRA. He states they will need approvals from NYS DEC, NYS DOT, and Saratoga County. T. Yasenchak states they can talk about that as they go through it. C. Baker states that he thinks a Multi-Sector Permit will develop a lot of information. It will be defensible and more detailed. He thinks this will help make life easier. C. Marshall asks if this will be problematic. J. Sabanos states he doesn't think so it's an industrial site and that is how it ill be reviewed. He asks if the left side of the parcel is a question. C. Marshall states that is the old Ballestaro property that they acquired this year. He states that he will clean up the map. J.

Sabanos asks the not occupied space to the left is there any flow of traffic back there. He is just trying to get a better understanding. C. Marshall states in 2019 they received a Negative Declaration that was not conditioned on affect of a base line of 5 decibels and 3 months after the completion of the warehouse there was another noise study. He thinks that was successful. They will probably do the same this time. T. Yasenchak states put on the plans the sounds of the vehicle and if there is noise and how it will be attenuated which ways the trucks come in and out. C. Marshall states that the trucks circulate out from the west to the east. There is 2-way traffic. No exit onto Route 9N. T. Yasenchak states only coming in from Route 9N. C. Marshall states yes. M. Germain states that the recycling and the refrigeration won't be running on the trucks while it is at the docks. T. Yasenchak states the back up alarms on the vehicles. C. Marshall states that they did that the last time when they were in front of the Board for the addition to the warehouse. J. Sabanos asks if there will be an extension of the parking lot. C. Marshall states no. He states that the property that they acquired (the junk yard) will be decommissioned. T. Yasenchak states the engineering issues will be taken care of. C. Marshall states that numbers 4 and 5 on the cover letter were modified, because it will need Building Permit approval. T. Yasenchak asks if the salt building is on the left. M. Germain states the northeast corner of building 2. T. Yasenchak asks what will it be used for and is there any sounds associated with that existing building. C. Marshall states that they are not proposing anything for it. T. Yasenchak states get the Maser Plan details for the building and include the setbacks. She states that this is going to be a lot of work, but feels it will help a lot. C. Marshall states that get the Multi-Sector Permit, sound results from 2021, provide a new base line for the noise. T. Yasenchak states and a drainage and storm water plan. She asks where the crushed area is going. C. Baker asks if this is a 5-year plan. Will there be additional truck travel? C. Marshall states no they don't anticipate any they did get the count done and can provide that information to the Board. C. Baker states an updated traffic report from Route 9N. That could explain the electrical substation. M. Germain states if it is determined that they need one they will be working with National Grid. C. Baker states that going through the process with NYS DEC will be helpful. T. Yasenchak agrees and states it helps with the Planning Board's review process and the remediation of a junk yard is a good thing. J. Sabanos asks if there are proposing any demolitions. M. Germain states the existing turkey barn. T. Yasenchak states that they will probably want to do another site walk. They have different Board members they did when the expansion was approved last time.

Meeting adjourned at 9:16 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahan
Planning Board Executive Secretary