

TOWN OF GREENFIELD

PLANNING BOARD

November 29, 2011

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, Lorna Dupouy, Thomas Siragusa, John Streit, and Stan Weeks. Michael Gyarmathy and John Bokus, Alternate, are absent. Charlie Baker, Town Engineer, is present.

MINUTES – October 11, 2011

MOTION: T. Siragusa

SECOND: B. Duffney

RESOLVED, that the Planning Board waives the reading of and approves the minutes of October 11, 2011, as submitted.

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

Noes: None

Absent: Gyarmathy

ZBA REFERRALS

CARMEN BURTON – T. Yasenchak reviews G. McKenna's notes regarding the variances required on this parcel in order to replace a mobile home. No Planning Board issues.

JOE VAN GELDER – T. Yasenchak reviews G. McKenna's notes regarding the requested variance and explains that the Planning Board had approved a subdivision and lot line adjustment with J. Van Gelder's property and the adjoining property. When this was filed at the County, the County refused to allow the merging of what is now the 13.72 acre lot because the school district line follows the property line. J. Streit states that if this is approved and at some time in the future the 13.72 acre lot is sold, this would be a pre-existing condition and the purchaser would be aware of the house location. The applicant has stated that the existing house will be moved to this location because it is flat and an addition will be constructed. B. Duffney asks what the school district has to do with property lines as it is similar to a piece of property that straddles town lines. T. Yasenchak states that she does not understand why if town's can do that, the school district cannot. R. Rowland states that we tried working with the County on this to no avail. No Planning Board issues.

DISCUSSION

T. Yasenchak asks if there is anything lined up for the next agenda. R. Rowland states that G. & C. Chwaz will be on the December 13th agenda as their special use permit expires in January, and they are being held up by DOH at this time.

T. Yasenchak discusses that she will be speaking with the Town Attorney about doing a letter to send out to subdivisions that we have been repeatedly re-approving. The Town Attorney has stated that it is not within the Planning Board's purview to grant extensions. The Planning Board has done this to help

applicants be able to complete their projects. By continually granting approvals, by the time a subdivision is built, it can no longer be relevant to our code. She states that it is unfortunate as she likes to see everyone succeed who decides to do a project like that, however, that also is a risk when they take that on. S. Weeks asks if the projects have to show some progress or be completed. T. Yasenchak states that right now we have projects approved with contingencies, those contingencies have not been met and the applicants keep coming back and being reapproved. R. Rowland will make a list of those projects. T. Yasenchak states that she will be discussing this with the Town Attorney and the Town Supervisor so that he is also aware.

Meeting adjourned, 7:14 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary