

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

**October 10, 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, Robert Roeckle, and Clyde Ronk, alternate. Butch Duffney is absent. Clyde Ronk has full voting privileges for the entirety of the meeting. Charlie Baker, Town Engineer is absent. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present.

Minutes

September 26, 2023

MOTION: C. Dake

SECOND: S. Licciardi

RESOLVED, The Planning Board waives the reading of and accepts the September 26, 2023 Minutes with minor corrections.

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

Noes: None

Abstain: None

Absent: B. Duffney

Egan, E. & Miga, S. Case #708  
TM# 149.-1-63

LDR/Special Use Permit  
112 Kilmer Road

Eric Egan is present. T. Yasenchak states that this is a public hearing and explains how it works. She states that E. Egan has provided a new map with the septic, well, and the elevations all on one map for a garage apartment. R. Roeckle asks if the staircase is part of the apartment or not. E. Egan states no, it is separate. He states that his mom can't get up there due to her bad knees. The garage apartment will be all one level for his mother. R. Roeckle asks if they will be rebuilding the stairs. E. Egan states that they be enclosed and the upstairs is only dry storage, mom won't be able to use them. T. Yasenchak states that the Board will need a determination from J. Reckner. The Board has to look at this as it is. B. Podhajecki asks if the upstairs is over mom's apartment. E. Egan states no, they won't be constructed like that. T. Yasenchak states will there be a basement under it. E. Egan states yes, a full basement and the mechanicals area and storage. T. Yasenchak asks if the area under the mudroom is going to be a slab. E. Egan states yes. T. Yasenchak states that the Town Engineer provided notes. She opens up the public hearing at 7:12 p.m. Daniel Neville, 111 Kilmer Road, states that he is in favor of this project. T. Yasenchak states no one else is present the Board closes the public hearing at 7:13 p.m. R. Roeckle states that if the stairs are enclosed within the fire separation it would be considered part of the apartment, but of the

garage. T. Yasenchak states yes, and the garage apartment has to be under 1,000 square feet. E. Egan states that he can shave off square foot on the plans to meet the 1,000 square feet. T. Yasenchak reads the Code for a Special Use Permit.

MOTION: C. Dake

SWCOND: J. Sabanos

RESOLVED, that the Planning Board hereby grants approval for Eric Egan and Sara Miga, located at 112 Kilmer Road, TM# 149.-1-63 , noting:

- The fire separation and the separation will include the staircase as part of the garage
- The garage is separate from the apartment
- The garage apartment will be 1,000 square feet which was reviewed by the Board
- The Board does not need to review SEQRA

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

Noes: None

Abstain: None

Absent: B. Duffney

Alford, M. Case #710  
TM# 99.-1-31

LDR/Minor Subdivision  
113 Howe Road

Michael Alford is present. T. Yasenchak states that this project is in the LDR District. She states that the Board set a public hearing for this project. The Board gave Mr. Alford some homework to do regarding this project. M. Alford states yes, and his surveyor is working on that. T. Yasenchak opens the public hearing at 7:22 p.m. Mike Nelson, 57 Howe Road, states that he is not against this project, but he is concerned about the environmental study. T. Yasenchak states that the Board was provided a letter from the Town Engineer and he questions the wetlands. She states that the Board will adjourn the public hearing at 7:25. The Board will re-open the public hearing the next time they are on the agenda.

Faiola, K. Case #711  
TM# 153.13-1-1

TC/Special Use Permit  
15 Brower Lane

Kim Faiola is present. T. Yasenchak recuses herself. She states that she needs to recuse herself from the next project as well. K. Faiola states that on J. Reckner's recommendation she is in front of the Board. She states that they have an existing office/workshop space, which was okayed 17 years ago when they did it and now it is a violation if they want to rent it out as Airbnb. She states they still kind of use this as an office. That is why she is in front of the Planning Board to get a Special Use Permit for this. R. Roeckle asks if the primary principal use is a colonial home. K. Faiola states that 17 years ago they built this and it was done to the Code. C. Dake states that he would like to see the floor plan of the building. R. Roeckle states the Board will need to see the square footage of the office/workshop and it cannot be no more than 40% or the principal primary use of 1,000 square feet. He states that like the last project that was in front of the Board, and they will need a separate septic system for the office/workshop. He reads the Code for a garage apartment. K. Faiola asks if

that can be waived. R. Roeckle states that the Planning Board can't make that determination, the Zoning Board of Appeals would be the Board that determines that. He asks if the buildings meet the setbacks. S. Licciardi states that 17 years ago it was approved for office space. This parcel is shy of 1 acre. J. Sabanos asks if they needed a Special Use Permit 17 years ago. J. Reckner states that he will have to do an investigation on that, he is not sure what the regulations were then. J. Sabanos states that the Town does not approve guest houses. J. Reckner states it would be a second principal primary use or 1,000 square feet. R. Roeckle states that the Planning Board can't do much until they meet the Zoning requirements, because they have one septic system for both uses.

Peerless Groves, LLC Case #712  
TM# 125.-229 & 32.111

LDR/Minor Subdivision

Peter Loyola, Bill Sparksman, and Mike Scuola are present. P. Loyola states that they have a land locked parcel at 658 Locust Grove Road. They are looking to do a keyhole lot and a Lot Line Adjustment on the other side of the road for 3 to make 3 other lots. R. Roeckle asks if he is looking to split the parcel with the existing house and do a 2-parcel subdivision. P. Loyola states that they are looking to do 4 lots and do Lot Line Adjustments. R. Roeckle states J. Reckner will have to make that determination, the Code is ambiguous. P. Loyola states that the Applicant wants to use the land locked parcel. R. Roeckle reads the Code for Minor and Major Subdivisions. C. Dake asks if this is a Minor Subdivision with a Lot Line Adjustment. R. Roeckle asks J. Reckner is this is a Minor or a Major Subdivision. J. Reckner states based on the Code if less than 5 years it is a Major Subdivision. R. Roeckle states that a SWPPP will be required for the clearing. P. Loyola asks what is the difference between a Minor Subdivision and a Major Subdivision. R. Roeckle states the park's and recreation fees. K. McMahon states both Major and Minor Subdivisions have parks and recreation fee's and final approval fees. R. Roeckle states that it used to be only for a Major Subdivision. M. Scuola asks what can do with a land locked parcel. R. Roeckle states that if it is not assessable he could have a deeded easement or put in a road. That would be considered Open Development, and with that you would need to go in front of every Board. C. Dake states that he is coming in front of the Board for a Lot Line Adjustment and then coming back in front of the Board for 4 lot Subdivision. R. Roeckle asks what is the frontage for the proposed lot 4. B. Sparksman states 188.27'. P. Loyola states that the assessor's building on the parcel will be removed. R. Roeckle states that the minimum frontage in LDR District is 250' they will need an Area Variance for frontage for that lot. R. Roeckle questions frontage if it is pre-existing non-conforming. He states that before the Planning Board can do anything they will need to go in front of the ZBA for frontage for lot 4. B. Podhajecki states that the setbacks for side yard is 50' and she reads the Code. J. Sabanos states that the Board tries to minimize keyhole lots. He feels that this in not thought out well. He may end up with only 2 lots. He states that he does not love this. He would like to see the sight distance. P. Loyola states that they are trying to eliminate the impervious surface and they are trying to meet the minimal frontage. B. Podhajecki states that why not split the parcel to the east in half. P. Loyola states that they are maximizing it within the Code. B. Podhajecki states that it is an odd shaped lot. C. Dake states the applicant is requesting 2 keyhole lots out of the 5 proposed lots. He might not get approval for 2 keyhole lots. C. Ronk asks if the existing house was redone. M. Scuola states yes. J. Sabanos states that he would like to see the clearing and grading. R. Roeckle states that lot will need an Area Variance and the Board can't move forward without achieving that. J. Sabanos states that he views keyhole lots as a tool. He states that he doesn't view this necessary. B. Podhajecki states that the east side of the subdivision is a self-imposed hardship. R. Roeckle states that they can have 2-parcel with 1 deed. S. Licciardi asks if they keep 3 lots will the garage have access down the

road. It appears that there is limited access for the for the garage. P. Loyola states they have the setbacks. R. Roeckle states moving forward they will need a Variance.

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Meeting adjourned at 8:28 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
Planning Board Executive Secretary

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