

**TOWN OF GREENFIELD**

**PLANNING BOARD**

**October 14, 2014**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak at 7:00 p.m. On roll call, the following members are present: John Bokus, Nathan Duffney, Michael Gyarmathy, John Streit, Tonya Yasenchak and Robert Roeckle, Alternate. Thomas Siragusa and Stan Weeks are absent. Charlie Baker, Town Engineer, is present.

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**MINUTES – September 30, 2014**

MOTION: B. Duffney

SECOND: M. Gyarmathy

RESOLVED, that the Planning Board waives the reading of and approves the minutes of September 30, 2014, as submitted.

VOTE: Ayes: Duffney, Bokus, Gyarmathy, Streit, Yasenchak

Noes: None

Absent: Siragusa, Weeks

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**PLANNING BOARD CASES**

**RONALD MOREHOUSE – Minor Subdivision – Re-approval**

The applicant has requested postponement.

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**JAMES MOSSO – Minor Subdivision – Re-approval**

Brigham Road

James Mosso is present. T. Yasenchak reviews that the applicant received approval contingent on a survey map. The approval has since expired. B. Duffney states that J. Mosso is a neighbor of his, but he will not be recusing himself as he feels he can make an unbiased decision. C. Baker states that typically we like to see topo and any wetlands, etc. These are big lots so he does not really see it being an issue as far as being able to build on. T. Yasenchak states that this is also a natural subdivision and the one lot is 19.87 acres, which is why we may not have asked for the topos. T. Yasenchak states that we did originally do SEQRA on this and she does not believe that anything has changed

**RESOLUTION – J. Mosso, Minor Subdivision**

MOTION: B. Duffney

SECOND: J. Streit

RESOLVED, that the Planning Board re-approves the minor subdivision of James Mosso for property located at 246 Brigham Road, TM#126.-1-71.1 and noting that the Board does not feel the need to reopen the SEQRA.

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VOTE: Ayes: Duffney, Bokus, Gyarmathy, Streit, Yasenchak  
Noes: None  
Absent: Siragusa, Weeks

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### **GERRY FERRIS – Minor Subdivision**

North End Road

Gerry Ferris is present. T. Yasenchak reviews that we were waiting on the applicant to receive approvals from the Town Board for an open development area and the ZBA to approve the area variance. G. Ferris states that they have added notes to the survey. T. Yasenchak states that C. Baker had asked for the information on slopes. G. Ferris states that he did provide the Board with some topo information. C. Baker states that typically the Board likes to see the topo on the actual subdivision map. It is not our job to match it up with the survey. T. Yasenchak asks about doing an approval contingent upon receipt of the topo. C. Baker states that these are big lots and it should not be a problem finding a location to build, but it is a judgment call by the Board. G. Ferris states that he had gone to the County Clerk's office to see if they had a tax map overlaid with the topo and they did not. He states that his surveyor stated that he could not do this. C. Baker and T. Yasenchak explain how the surveyor would take the topo from USGS and overlay it onto a survey. C. Baker states that what we cannot determine is whether there are any drainage corridors or low wet areas that might exist on the property. While we have a DEC letter, there could be ACOE wetlands on the property. If there were and we saw that, we might ask the applicant to have someone look at it. Board discusses doing SEQRA, however, without the topo information it would not be possible to complete at this time. T. Yasenchak states that if the applicant does have someone here to represent him, the Board would not be asking any additional questions except for what is on the map. B. Duffney states that there is plenty of acreage, plenty of room to move the houses and septic around, if it comes back with a representative and if there are no issues with ACOE, he thinks we should be able to do it all at that one time - unless there is some major issue.

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### **ZBA REFERRALS**

**Thomas Merrills, Area Variance** – T. Yasenchak reviews that the applicant is seeking an area variance of approximately 13' for frontage for one of the three lots he is subdividing. There are no Planning Board issues with the variance request.

**Joseph Mulvaney, Area Variance** – T. Yasenchak reviews that the applicant is seeking an area variance for a garage with a carport. This is a pre-existing, non-conforming lot and due to the location of the house, septic, the topo, etc., the applicant does not have too many options of where to put the garage. C. Baker questions where the nearest neighboring structure would be to verify buildings on the adjacent lots.

**Mary Lisa Baker, Area Variance** – T. Yasenchak reviews that the applicant is seeking an area variance for frontage to replace an existing old moldy, mobile home with a new one. She states that we definitely want her to have a healthy home. The Town Code does require any mobile home replacements on individual lots to be no less than 10 years old. No Planning Board issues.

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### **DISCUSSION**

Linda Beauregard is present and states that a neighbor has trenched drainage onto her property. T. Yasenchak states that she should raise this issue with G. McKenna who is the Code Enforcement Officer.

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T. Yasenchak recognizes a student in the audience. He states he is here for a school project.

T. Yasenchak asks if the Board has any issues for the Town Supervisor when the Town takes a look at the Code which will be revisited. Board will try to discuss at the next meeting.

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Meeting adjourned 7:28 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland  
Secretary