

**TOWN OF GREENFIELD  
PLANNING BOARD**

**October 27, 2015**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak at 7:01 p.m. On roll call, the following members are present: Tonya Yasenchak, John Bokus, Nathan Duffney, Thomas Siragusa, John Streit, Stan Weeks and Robert Roeckle, Alternate. Michael Gyarmathy is absent. Charlie Baker, Town Engineer is present.

---

**MINUTES – September 29, 2015**

MOTION: S. Weeks

SECOND: B. Duffney

RESOLVED, that the Planning Board waives the reading of and approves the minutes of September 29, 2015, as submitted.

VOTE: Ayes: Bokus, Duffney, Roeckle, Streit, Weeks, Yasenchak

Noes: None

Absent: Gyarmathy

Abstain: Siragusa

---

**PLANNING BOARD CASES**

**STEPHEN & BETH PODHAJECKI – Special Use Permit/Site Plan Review**

Locust Grove Road

Stephen & Beth Podhajecki are present. T. Yasenchak reviews the code requirements and states that a public hearing is required on this application. C. Baker states that it looks like the applicants have provided the requested information on the plans submitted. T. Yasenchak states that this is not a very intense use and explains that the items A-Q may or may not be required depending on the use being requested and that the Board can ask for more or less of applicants. She asks that this will be a Bed & Breakfast with 1 extra room. B. Podhajecki states that they would like to start with 3 bedrooms, 2 of which would be rentable, and if they are comfortable with the progress there would be a bonus room over the garage that they might convert to another bedroom. They will be putting in an oversized septic system to start with in case they do use that additional bedroom. T. Yasenchak reviews that the applicants had stated that this would be by appointment only and not open hours. B. Podhajecki states that all the carriage and sleigh rides would be by appointment. They are trying to down-size and semi-retire. T. Yasenchak asks if they would be having special events that would be open to the public. B. Podhajecki states that she does not foresee that, but it is possible that they would do an open house but it would not be very frequently as that is not the kind of life style that they want to create for themselves. If they did do something along those lines it would not be a big part of the business. They currently travel up to 100 miles per weekend and the intent here is to not do that. They get a permit to do rides in the Spa State Park in the warm weather and private events in downtown Saratoga. S. Podhajecki states that they might do something seasonally such as planting a pumpkin patch out back, giving rides out to the patch and perhaps letting the kids pick a pumpkin. He states that he will be 70 soon and is not interested in getting into a ton of hard work. T. Yasenchak states that she asks because the Board would have to look at things like traffic, sanitary and parking differently for a more intense use. B. Podhajecki reiterates that this would not be a big part of the business; however she would not like to have a condition that they could never do that. S. Podhajecki states that there are a lot of people in the area who do that type of thing already and

October 27, 2015

they would not want to do it as a year round activity. T. Yasenchak states that the applicants did add information to their plans and she asks about the lighting. B. Podhajecki states that they would be lights that would point down. S. Podhajecki states that they would just be yard lights. B. Podhajecki states that they are country people and don't like to have everything all lit up like a parking lot. T. Siragusa questions that they would be operating the B & B all year or seasonally. B. Podhajecki states all year but she does not think it would be very busy in the winter. T. Siragusa questions that the house and garage would be new and would there be any other structures. B. Podhajecki states that eventually they would like to have a new horse barn. The existing one is ok for now, but it would be nice to have a new one eventually with a tack room and washing facilities. T. Siragusa asks that they are intending to use the existing driveway. B. Podhajecki states that they would be using what is there, it is gravel because there was logging done and they may have to top dress it. S. Weeks asks about the number of horses they would have and if there is water in the barn. B. Podhajecki states that they have 4 presently but may have up to 6 horses, and that there is water in the barn. S. Weeks asks about the manure. S. Podhajecki states that they would compost it and then use it on the fields as they do now. They use saw dust, bag shavings, for the stalls. B. Duffney states that he has no questions and that he likes the project. J. Bokus states that he believes it is a great project. J. Streit states that his concern would be the sight distance from the existing driveway especially to the north. He would like to have an engineering statement and they may have to move the driveway to the south. B. Podhajecki states that she believes that the sight line is much better than it appears. T. Yasenchak states that sight distance is something that we have been asking applicants to have verified and that a surveyor or traffic engineer could look at that for them. C. Baker states that the engineer they used for their septic, Gary Robinson, can take a look at sight distance for the applicant. R. Roeckle asks if we are doing a special use permit and a site plan review for the large stable. B. Podhajecki states that they have been accepted into an Ag district. She states that G. McKenna had told them that they did not need a special use for the stables. The code is reviewed and it is determined that they do need both as 6 horses would make them a large stable, and that both can be reviewed as part of this application. T. Yasenchak states that everyone loves the project. A public hearing is discussed and set for November 10th. T. Yasenchak states that they should get the additional information to the Board as soon as possible.

---

### **ZBA REFERRAL**

**J. Douglas and T. Pethick, Area Variance** – Board discusses that the applicants are seeking to combine two lots and replace 2 mobile homes with 1 new one. They will need acreage and frontage variances. No Planning Board issues.

---

### **DISCUSSION**

T. Yasenchak states that everyone received a copy of the letter regarding the 7337 Middle Grove application from the neighbor's attorney.

T. Yasenchak states that the Board should read the ZBA minutes regarding UMH/Brookview as their area variance was approved and they will be coming back to the November 10<sup>th</sup> Planning Board meeting to continue their review. They have submitted additional information for the Planning Board.

C. Baker states that he received a call today from Witt Construction regarding the bond for the reforestation. T. Yasenchak explains that J. Witt had an approval with contingencies and that has expired without the contingencies being met. State regulations state that they have 180 days. They have been notified that they will need to come back for re-approval and discussion regarding the bond. The applicant will then have to get on the Town Board agenda to have the bond approved. C. Baker states that since they do not have a current approval, he will not be reviewing a draft bond until it is discussed by the Planning Board. T. Yasenchak states that some planting has been done and that the CCE has visited the site.

October 27, 2015

Meeting adjourned 7:43 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland  
Secretary