

TOWN OF GREENFIELD

PLANNING BOARD

September 27, 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 Michael Gyarmathy, John Streit, Stan Weeks and John Bokus, Alternate. Thomas Siragusa is absent. Charlie Baker, Town Engineer, is present.

MINUTES – September 13, 2011

MOTION: B. Duffney

SECOND: M. Gyarmathy

RESOLVED, that the Planning Board waives the reading of and approves the minutes of September 13, 2011, as submitted.

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

Noes: None

Abstain: Dupouy, Streit

Absent: Siragusa

MICHAEL REMILLARD – Minor Subdivision

Wilton Road

M. Remillard is present. C. Baker states that it appears that the applicant has done everything asked of him. The wetlands are on the plans, both DEC and ACOE. The house, septic and well locations are outside of appropriate envelopes and the standard notes are on the plans.

(T. Siragusa arrives.)

The Board completes Part II of the Short Form SEQRA. All questions are answered “no”. J. Streit makes a motion to check Box B, indicating that this will not result in any significant negative environmental impacts. S. Weeks seconds the motion. All present in favor.

RESOLUTION – M. Remillard, Minor Subdivision

MOTION: J. Streit

SECOND: B. Duffney

RESOLVED, that the Planning Board approves the application of Michael Remillard for a minor subdivision for property located at 427 Wilton Road, TM#126.-1-114 per the map submitted.

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

Noes: None

NANCY DELORENZO – Special Use Permit

Young Road

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Nancy DeLorenzo is present and states that she is building a home office, basically, in her garage. She is looking to do a small tax and accounting business. T. Yasenchak reads from G. McKenna's notes stating that this would be a Home Occupation Type II because the applicant expects clients to actually come to her office and she would like to have a sign installed. She reads from the Town Code. This requires a special use permit. T. Yasenchak states that typically we need to see some type of layout of the property. N. DeLorenzo gives the Board an aerial printout of the property indicating where the garage is being built in the location of a building that collapsed during the winter. She also has the building plans and explains the layout for the Board. T. Yasenchak states that the Board may need additional information such as where the parking will be and what the sign will look like. N. DeLorenzo explains that they have a huge driveway area in front of the new building and that she would never have more than 1 or 2 clients there at any time. T. Yasenchak states that the Board would be looking for a little more detail on a map, as we must have a public hearing on this application. L. Dupouy states that typically when we have businesses like this we ask about things like whether there will be proper lighting. N. DeLorenzo states that on the outside of the building there will be three recessed can lights in the ceiling of the porch and she might be putting in one of the vapor lights, dusk-to-dawn lights, over the garage door. She states that they are on the property all the time and as far as snow load goes, they have all the equipment to take care of that. The building was also designed to be fully handicap accessible with the flooring in the building to the porch and then to the asphalt all being level. L. Dupouy asks if the applicant is going to have a restroom on the premises. N. DeLorenzo states at this point no, only because she is not going to be seeing people for that long a time and she wasn't going to go down that route. J. Streit questions that there was a building in this location. N. DeLorenzo states that there was. It was a garage and hay building. J. Streit states that then this is an upgrade. M. Gyarmathy questions if the applicant brought in a picture of the sign she would like. N. DeLorenzo states that she hadn't even thought about that yet. The sign would be very small and classy. M. Gyarmathy states that she will probably only have a couple people at a time. N. DeLorenzo states that she is just now going out on her own. She has been in this business for a very long time. She is assuming during tax season, which is really only January thru April, she is hoping to see 5 clients a day. That is her goal to start. T. Siragusa asks what her maximum number of clients might be. N. DeLorenzo states that she has worked for H & R Block for many years and did over 700 clients just last year. She does not know what that breaks down to per day, but it is significant. If she can get someone to work with her, her goal would probably be to see about 1000 clients for the year. T. Siragusa states that something to think about would be that when she is the most successful, what traffic would she like to see on a daily basis and that relates back to parking and hours. N. DeLorenzo states that she has a significant area for parking. T. Siragusa states that she needs to put that on the map. N. DeLorenzo states that she is talking years. T. Siragusa asks about days of operation. N. DeLorenzo states 7 days a week during tax season and she would like to still be open off-season 3 days a week. S. Weeks states that the site plan needs more detail. It does not need to be an engineered drawing. T. Yasenchak explains what is needed. N. DeLorenzo explains that the building faces into the property and that they have 86 acres and are purchasing another 12 acres. B. Duffney states that he is familiar with this property. There was a barn in this location and it did collapse. It was probably 80 years old. This will be an upgrade and there are no wetland issues. He asks the applicant if the driveway still comes out at the top of the knoll. N. DeLorenzo states that it does. They did meet all the setbacks for the building permit. She states that her neighbor, Bob Eichorst has been over every day to see what they are doing. Public hearing is discussed and set for October 11, 2011 at 7:00 contingent upon the applicant getting a more detailed site plan into the Town.

CORRESPONDENCE

T. Yasenchak comments that Board members should have a copy of the most recent correspondence between J. Collura and W. Barss. J. Collura has not provided the Planning Board with any other information.

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DISCUSSION

C. Baker states that he spoke with G. McKenna about Mike Hickam's application. G. McKenna had a conversation with the Town Attorney. The Town Attorney stated that if the one year approvals of M. Hickam's application were to be challenged, we would most likely lose because we do not have the ability to extend beyond 180 days. C. Baker states that this is just something for everyone to be aware of. C. Baker states that he did ask G. McKenna to try to get something in writing from the Town Attorney so that we have that. T. Siragusa asks if that puts M. Hickam at risk should he sell this, they do all the engineering and all they do the work, they file their papers and the project gets underway, and a year later a neighbor speaks up. C. Baker states that once he files the map it is not an issue. T. Yasenchak states that if we get something from the Town Attorney, we could get a copy to M. Hickam so that he is aware.

S. Lieberman states that the Environmental Commission is interested in the J. Collura subdivision. T. Yasenchak states that the Board is waiting for additional information from the applicant. The major concern is sight distance on the hill and he has yet to get back to us with that information.

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

Respectfully submitted,

Rosamaria Rowland
Secretary