

**TOWN OF GREENFIELD**

**PLANNING BOARD**

**SEPTEMBER 29, 2009**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Planning Board is called to order by Gary Dake at 7:02 p.m. On roll call, the following members are present: Gary Dake, Thomas Siragusa, Michael Thrailkill, and Nathan Duffney, Alternate. Lorna Dupouy, Michael Ginley, John Streit, Tonya Yasenchak and Gerry McKenna, Zoning Administrator are absent. Charlie Baker, Town Engineer, is present.

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**MINUTES – September 9, 2009**

MOTION: M. Thrailkill

SECOND: T. Siragusa

RESOLVED, that the Planning Board waives the reading of and accepts the minutes of September 9, 2009, as submitted.

VOTE: Ayes: Dake, Siragusa, Thrailkill, Duffney

Noes: None

Absent: Dupouy, Ginley, Streit, Yasenchak

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**ZBA REFERRAL**

**PEG RONK** – The applicant is seeking an area variance for an addition for a Type 1 Home Occupation. No Planning Board issues.

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T. Yasenchak arrives.

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**PLANNING BOARD CASES**

**MICHAEL VINCENT – Minor Subdivision**

Allen Road

Michael Vincent and Barry Guild are present. B. Duffney recuses himself. G. Dake states that shortly after the last meeting a letter was received from P. Jensen regarding sight distance. C. Baker states that he is satisfied with the letter and that it cites the proper requirements. **The Board completes Part II of the Short Form SEQRA. All questions are answered “no”. Tonya Yasenchak makes a motion to check Box B, indicating that this will not result in any significant negative environmental impacts. T. Siragusa seconds the motion. All present in favor.**

G. Dake states that he believes that this was down to the sight distance issues. C. Baker states that the applicant has done what was asked and that they have improved it quite a bit.

September 29, 2009

**RESOLUTION – M. Vincent, Minor Subdivision**

MOTION: M. Thrailkill

SECOND: T. Yasenchak

RESOLVED, that the Planning Board grants a Minor Subdivision to Michael Vincent for property located at 430 Allen Road, TM#124.-2-1 contingent upon:

- **Completion and signing of page one of the SEQRA**

VOTE: Ayes: Dake, Siragusa, Thrailkill, Yasenchak  
Noes: None

Absent: Dupouy, Ginley, Streit  
Abstain: Duffney

M. Vincent is given the SEQRA form to complete.

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**JILL CUNNINGHAM – Minor Subdivision**

Locust Grove Road

Jill Cunningham is present. G. Dake recuses himself. T. Yasenchak states that the applicant is here to inform the Board as to the progress of her project. J. Cunningham states that DEC has flagged the wetlands and that she has gained more acreage in the process; she has Bill Thompson lined up to do the survey; she received ZBA approvals for area variance; and the new driveway is planned to be across from G. Dake's old driveway so there should not be sight distance issues. B. Duffney agrees that there will not be a sight distance issue. J. Cunningham states that there are pockets of Army Corp wetlands but they are going to avoid those. T. Yasenchak states that once the surveyor has completed his work, and B. Thompson is knowledgeable as to what is required as to flagging of the DEC wetlands, etc., the applicant will be coming back to the Planning Board. J. Cunningham states that he will also be putting on a proposed house location. T. Yasenchak states that there is a list of requirements that we like to see and that is on the website. J. Cunningham states that the survey should be done by the end of October. T. Yasenchak states that a public hearing was held at the ZBA and we can discuss this further. C. Baker gives the applicant the standard notes to appear on the survey. R. Rowland states that the correct date for the Hannafin subdivision approval was August 10, 2004.

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**DISCUSSION**

Barry Guild asks about recording of the subdivision at the County. G. Dake states that we will be sending a letter to M. Vincent with his approvals; once the survey is submitted, G. Dake will sign it and then the applicant needs to file the survey at the County, for which there is also a fee.

M. Vincent submits the completed SEQRA, meeting his approval contingency.

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Meeting adjourned 7:15 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland