

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

**September 8, 2020**

**REGULAR MEETING**

An regular meeting of the Town of Greenfield Planning Board is called to order by Tonya Yasenchak at 7:00 p.m. The following members are present, Charlie Dake, Mike Gyarmathy, Robert Roeckle, Tonya Yasenchak, Nick Querques and Joe Sabanos, alternate. K. Conway and Butch Duffney are absent. Mike Waldron, Code Enforcement Officer, and Charlie Baker, Town Engineer, are present. Joe Sabanos has voting privileges for the entirety of the meeting.

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**Minutes- August 25, 2020**

The minutes will be reviewed at the next meeting.

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**OLD BUSINESS & PUBLIC HEARING**

Kasselman Solar # 641  
TM# 152.-1-78.2

Special Use Permit  
16 Denton Road

Scott Stevens is present for the application. T. Yasenchak states this project is for a Special Use Permit for ground mount solar panels. S. Stevens provides some spec sheets and photo's to the Board and explains the project. He states this is a 16.2 KW solar panels and 40 non-glare panels. T. Yasenchak opens the public hearing at 7:06 p.m. No one is present and there is no correspondence for this project. T. Yasenchak closes the public hearing at 7:07 p.m. She states that the last time S. Stevens was in front of the Board, the Board did ask for additional information which was just provided. One of the items that the Board asked for was if the panels were FAA approved. S. Stevens states yes, it is right in front of the Board members. The front page is an actual layout of the solar array, that will be installed. He states that with the shielding of the equipment underneath the array he feels that it blend is nicely. Due to the location it they won't be seen. T. Yasenchak asks where on the spec sheet does it state the non-glare or FAA approved. Usually there is some kind of notation. S. Stevens asks to review the spec sheet. T. Yasenchak states she knows there is nothing in particular near here that would be able to see the panels. The Town has had reflective issues in the past. That is why it is required as part of the Boards process. S. Stevens states that he will provide the information to the Board. R. Roeckle asks what is the color of the mounting. Is it silver metal or is it galvanized? S. Stevens states that it is galvanized steel, 2.5" pipping. R. Roeckle states over time it will fade down. He asks if it is shiny. S. Stevens states no. T. Yasenchak asks C. Baker is they have to do SEQRA. C. Baker states he does not see it's up to the Board. R. Roeckle states that it does not appear to have any impact. The Board agrees. T. Yasenchak states in the past the Board has asked (other applicant's) for them to change the color because it is the Town's code

**Resolution- Kasselman Solar- Special Use Permit**

MOTION: Roeckle  
 SECOND: Sabanos

RESOLVED that the Town of Greenfield Planning Board hereby grants approval for a, Special Use Permit to Kasselmann Solar, at 16 Denton Road, TM# 152.-1-78.2 based on the Site Plan information that has been provided, contingent upon:

- Prior to a Building Permit being issued the Board needs to have the information regarding the glare for the Solar Panels
- The SEQRA form is minimal at best even the portion of the Code that refers to the color of the support system is not needed in this case do to the location where the panels will be placed. They will not be able to be seen from public view.
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**VOTE:** Ayes: Dake, Gyarmathy, Roeckle, Sabanos, Yasenchak and Querques  
 Noes: None  
 Absent: Conway and Duffney  
 Abstain: None

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Hilton Tallman Case #642  
 TM# 137.-1-32, 33, &34.1

Minor Subdivision  
 555 N. Creek Road

Hilton Tallman and Kristen Darrah are present. K. Darrah states that she prepared the proposed subdivision map that has been presented to the Board. A keyhole lot will be created. They are utilizing the old logging road as the driveway. They believe they meet all the requirements for the subdivision. T. Yasenchak opens the public hearing at 7:17 p.m. She states no one is present for the public hearing, there is not any correspondence regarding this case and adjourns this public hearing at 7:18 p.m. There was an error with the administrative assistant with the mailing. K. Darrah asks what that means time wise. T. Yasenchak states the secretary will re-notice the public hearing and send out new notices with the correct address and this public hearing will be re-opened at the next meeting. K. McMahon apologizes and states that she did not catch it H. Tallman caught it. T. Yasenchak states that the Board didn't ask for anything else. C. Baker states yes, the Board did ask for written notification of sight distance and he is satisfied with what was submitted. T. Yasenchak asks the Board how they feel about going ahead and doing SEQRA. C. Baker states that he does not think the Board should review SEQRA without closing the public hearing. R. Roeckle states that they don't need to have a public hearing for a minor subdivision and the family is present. (T. Yasenchak states that she knows that most of the time the Board would have a public hearing after the application is complete and would require SEQRA. The Board does not normally do it that way.) They typically have the public hearing before the Board reviews SEQRA. She feels that because this is a smaller project she is OK with it.

**Resolution-H. Tallman, SEQRA**

MOTION: Gyarmathy

SECOND: Dake

RESOLVED, THAT THE Town of Greenfield Planning Board completes Part II of the Short Form SEQRA. All questions are answered "no" and the second box is checked, indicating that this will not result in any signifities **VOTE:** Ayes: Dake, Gyarmathy, Roeckle, Sabanos, Yasenchak and Querques

**VOTE:** Ayes: Dake, Gyarmathy, Roeckle, Sabanos, Yasenchak and Querques

Noes: None

Absent: Conway and Duffney

Abstain: None

cant negative environmental impacts for the Minor Subdivision of Hilton Tallman for properties located at 555 North Creek Road, TM# 137.-1-32, 137.-1-33, and 137.- 1-34.1.

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## **DISCUSSION**

T. Yasenchak recuses herself. M. Gyarmathy asks M. Waldron if the new process is the Board will get any new submittals at the end of the meetings. M. Waldron states as long as we continue to be as busy as we are in the Building Department/Code Enforcement as well as Zoning Department it will be the new standard. He thought he was doing a very good service by trying to stay ahead of issuing Building Permits during COVID-19. He is also working on projects that the Board is not aware of, Town houses and larger Planning Board projects. He feels this is the best way to proceed right now in terms of making sure everyone is getting the information. He states that he has a chance to review it before it goes out. The last thing he wants to do is just send it out and hope someone else got it right. M. Gyarmathy states the only problem he has is he used to get the submittal and the agenda a week before the meeting. K. McMahon states that she emailed everyone an agenda, and asks if he did not get it. M. Gyarmathy asks when. K. McMahon states last week and she can't give him a date, but she states that she emailed everyone an agenda. C. Dake states that he printed his this morning. M. Gyarmathy asks if the Board members will have the agenda a week prior. M. Waldron states that the agenda has not changed at all. He states that hopefully you will have more time to review plans. (M. Gyarmathy feels he should know what is on the agenda before the night of the meeting.) M. Waldron states what the Board gets tonight they will have 3 weeks to review for the meeting. M. Gyarmathy states that is awesome. M. Waldron states that if he were to put the submittals in the mail you would not have the material as quick as the Board has a full 3 weeks to review it. M. Gyarmathy states that he thinks that more of his problem was he does not know everything that is on the agenda. M. Waldron asks if he is not getting the emails. He asks is anyone not getting the emails. The Board all states that they are receiving the emails except M. Gyarmathy. He asks if he can email K. McMahon in the morning and make sure she receives it. The office has a list of Planning Board members and Zoning Board members so when she sends something out to all the Boards together she groups them all together. There have been some technical problems. M. Gyarmathy states that maybe it went to his junk email. M. Waldron states that a lot of his emails end up in junk email. M. Gyarmathy states anything K. McMahon emails him he is not printing out. He states that he does this for free. M. Waldron states that he understands that the Board members are volunteers, he is not being paid as well. He works over his 37.5 weekly hours. If there is anything he can do to help anyone please let him know. He is running 4 departments and he is dealing with 2.5 people. We are very busy.

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Northeast Surgical Case #628  
TM# 153.13-1-34

458 Maple Ave.  
Site Plan Review

R. Roeckle states that the reason T. Yassenchak recused herself was because he got a phone call from George Yassenchak today. He was concerned because he submitted information on August 28, 2020, which was 10 days prior to the meeting. He states that M. Waldron was on vacation and he did not get a chance to review this. He understands C. Baker received his submittal tonight. M. Waldron states the Code specifies it must be submitted 14 days prior to a submittal, yet a public hearing is 10 prior to, not business days. R. Roeckle states this was not an original submittal. This was additional information. M. Waldron states here is where they have 2 choices and he would like the Board to let him know how to handle it. He states that he would love to just receive something from the applicant and after 7 months of C. Baker's 3 page review of engineering problems. He would feel more comfortable reviewing it. There is also a Zoning issue in that the project went from 7,000 sq. ft. to 14,000 sq. ft. and 2 floors. He would like the opportunity to review the new submittal because, once again, the overall coverage did not require a Zoning Variance. Now that they made this from 7,000 sq. ft. to 14,000 sq. ft, that increases the parking. He needs to look at the impervious surface and possibly a septic system that would be permeable surface now would that constitute a Zoning Variance requirement. That would be him doing his job administratively. If the Board would like, he can just get it to the Board. Let him know how they want him to handle it. He is trying to do his job the best he can. He states that it is not to short change anybody. C. Dake states that for the record, he values the review M. Waldron performs on every project before the Board gets them. M. Gyarmathy agrees with C. Dake. C. Baker states that he agrees and states that he feels M. Waldron is doing a fantastic job reviewing each project before it gets to the Board. M. Waldron states that he hopes the Board is finding the projects that are coming before them are more or less complete although some projects may need additional items. He spends a lot of time on Planning or Zoning, looking at the relief for Zoning. He C. Baker spend hours working on these projects. M. Gyarmathy states maybe the Board needs to extend out submittal time. R. Roeckle states that would be a change in the rules and regulations. M. Waldron states that just because it says "must be submitted 14 days prior to the meeting" doesn't mean it is going to be submitted, reviewed, approved and on the agenda. R. Roeckle states that unfortunately he thinks people feel that if was submitted within those days they will automatically be put on the agenda. That is where the discussion was when he spoke with G. Yassenchak this morning. This particular case is unusual because they set a public hearing for this case and never had one. He asks the Board if they want to put the public hearing off until the October meeting. M. Waldron asks if there is a reason why the Board would have a public hearing with as much engineering requirements as this project has. M. Gyarmathy states that typically M. Waldron is right. M. Waldron states regardless of who is their representation, there was an awful lot the engineering issues. R. Roeckle states that in the past the Board has had public hearings without having all the information. C. Baker states he understands exactly what M. Waldron is saying. From the beginning the Board has been looking at the concept. He does not think that the Board ever gave Site Plan approval yet because the comment that C. Baker raised in the engineering issues, the septic in particular. There is a very good chance they might not be able to design the system big enough to handle what they want to do. He asks if the Board really wants to put it on for public hearing without the answer to that. M. Waldron states there is a lot going into this project. C. Baker states he agrees, this is not cut and dry. M. Waldron states the parking also doubled. M. Gyarmathy states maybe there might need to be adjustments in these time lines. M. Waldron states that this works best for our office. It is easier to get the

documents out. M. Gyarmathy states he thinks that everyone here appreciates everything M. Waldron is doing. M. Waldron states that it is not just him, it is his department, it is K. McMahon and B. Gizzi. M. Gyarmathy states he understands and it works best for him because he has a longer amount of time to review the plans. R. Roeckle states that it sounds like the Board needs to look at the submittal dates. If the Board is going to get the information at the meeting before. He asks if the materials were submitted yesterday or today would the Board be getting the information tonight for the next meeting. M. Gyarmathy states no. M. Waldron states he has done this for a year and had the Planning Board in his office twice. He has asked if the dates could be changed because of what has happened all last year and is the reason why we get burnt out. He cannot continue to do this. R. Roeckle states at some point the Board needs to decide what the cut off is. M. Gyarmathy states the Board goes to training every year and every year there is a class for the Planning Board to do their job better. He has to sit and listen to contractors, developers and attorneys telling them that they don't do things fast enough. There is a fine line between doing things fast and doing things right. M. Waldron is doing things right. M. Gyarmathy states everyone needs to understand this is a process and maybe the Board does need to review the submittal times. M. Waldron states or add a line to it that "although they have met the submittal dates it does not guarantee the applicant a spot on the next agenda". This is also COVID-19. Right now the Board does not know what he is working on. He states there may be something that needs to be added. R. Roeckle states that maybe we should go back to public hearings being held on the last meeting of the month and start doing an agenda meeting. R. Roeckle states that this application does not appear to be ready for a public hearing until the review is done by the Town Engineer. We as a Board need to be a little more cognizant of how they move forward with public hearings in the future. Perhaps they should discuss the rules and regulations or the by-laws when things get submitted and addressed. The Town Board has to approve them, but the Planning Board can review and make suggestions. They also need to think about getting together as a non-quorum of the Zoning Committee that can discuss possible changes to the Zoning Law. M. Waldron states that would go a long way. M. Waldron states that C. Baker did a tremendous amount of work to get the road section approved for the Law and adopted. He states that C. Baker did a large part of that legislation for the Town. R. Roeckle states the Board is not setting a public hearing for this case because not everything has been submitted for this application. The Board agrees.

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Meeting adjourned at 8:21 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
Planning Board Administrative Assistant