

TOWN OF GREENFIELD
PLANNING BOARD

August 13, 2024

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by Robert Roeckle Vice-Chair at 7:00 p.m. On roll call the following members are present. Robert Roeckle Charlie Dake, Butch Duffney, Joe Sabanos, and Clyde Ronk, alternate. Beth Podhajecki, Steve Licciardi, and Tonya Yasenchak are absent. Charlie Baker, Town Engineer is absent. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present. Clyde Ronk has full voting privileges for the entirety of the meeting.

Minutes

July 9, 2024

MOTION:
SECOND:

RESOLVED, The Planning Board waives the reading of and accepts the Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, B. Podhajecki, J. Sabanos, R. Roeckle, and C. Ronk
Noes: None
Abstain: None
Absent: T. Yasenchak, S. Licciardi, and Beth Podhajecki

July 30, 2024

Minutes to be reviewed at the next meeting.

New Business

Schriber, S. Case #738
TM# 11.-1-10.1

SPR
456 Alpine Meadows Road

Steve Schriber is present. S. Schriber states that the structure has been there since the 90's. At that time the Town did not allow a garage apartment. They were in front of the ZBA for an Area Variance, but because they realized that it was not allowed in Town and they withdrew the application. In the early 2000's they applied for an Area Variance for the garage/office space and that was granted. Now they are looking to do the garage apartment for their disabled daughter. Beth Podhajecki joins the Board. S. Schriber states that he is now looking to remove the office space and make it into a garage apartment. He states that it has been on the tax roll since 1994. B. Duffney asks what is the square foot of the garage apartment. J. Reckner states that it cannot be over 784'. R. Roeckle asks if they have a 2-car garage. S. Schriber states 1 car garage. B. Duffney states It looks good to him. He asks how big is the septic. S. Schriber states 1,000 gallons. It was built to the current Code when it was built. C. Ronk asks what is

the water source. S. Schriber states that it has its own well. J. Sabanos asks if there is a bathroom in the garage now. S. Schriber states that it was built for someone to stay there, mostly for when his parents visited. J. Sabanos asks if they are seeking an Area Variance. S. Schriber states no. C. Dake states that out of all of the garage apartments that the Board has reviewed since he has been on the Board and feels this is the best one that he has seen. R. Roeckle asks how big is his house, because the Board can only grant approval for 40% of the house. S. Schriber states his existing house is 1,832 square feet. R. Roeckle asks J. Reckner if the side yard setbacks are 35' will he need a Variance. J. Reckner states that he will look into it. R. Roeckle states that J. Reckner will need to verify if the septic is acceptable. R. Roeckle states that the Board will need to see the driveway on the plan. S. Schriber states that he can take pictures of it. R. Roeckle states seeing as the driveway already exists just draw it on the map and provide pictures. B. Duffney agrees with R. Roeckle and states just draw on the map and how big the turn-around is and how far from the road it is. R. Roeckle states show where the pull off at the house is. B. Duffney states the pull offs need to every 500' for emergency vehicles. R. Roeckle states because the structure is already existing draw on the map and provide pictures. C. Dake states noting the length of the driveway on the plans. The Board sets a public hearing for August 27, 2024 at 7:00 p.m.

Old Business

Cartier, C. Case #730
 TM# 15.-3-25.40, 150.-3-99, 163.-2-22.1, & 163.-2-22.2

Major Subdivision
 1 Sand Hill Road

Aaron Vera is present. A. Vera states that last time they were in front of the Board they proposed an 8-lot subdivision instead of the 18-lot subdivision that was approved in the 1990's. The flag lot driveway originally was 30' wide. The SWPPP disturbance is less than 5 acres. They do need to provide a sediment and erosion plan. The Town Engineer stated that they need site distance. The site distance comes from NYS DOT to demonstrate compliance. He states that they actually need to do the driveways. They do have some concerns. The speed limit is 40 miles per hour and it needs to be 45 miles per hour per ASSHTO standards it will have to be physically documented. Lot 6 is a concern, because of the limited site distance. They are proposing that a sign be added stating that there is a driveway there. Both north and south bound. They will prepare the Long Form Environmental form. B. Duffney states C. Baker is a stickler for the site distance he is very firm about this. Signage does not solve the problem. He follows C. Baker's lead on this. C. Dake states that he agrees with B. Duffney and states that C. Baker is very particular. Everything else looks good to him. A. Vera states that there is NYS DEC wetlands there and they have 100' buffer if they are unable to satisfy the Town Engineer then they would tie that lot into lot 5 or any other lot. J. Sabanos states no one drives 40 miles per hour there. A. Vera states that NYS DOT sets up a counter every 3 years. He states that he will stand at each driveway and take pictures. J. Sabanos states they could lose lot 6. A. Vera states that they won't get any environmental permits. C. Ronk states appreciates the flexibility. A. Vera states that NYS DEC has not yet confirmed it is their wetlands. R. Roeckle states Lot 7 appears that the buffer might be tight. A. Vera states correct, might need to shift 5' or change the lot. R. Roeckle states that over the years the flooding is worse he is not sure what wetlands are being affected. J. Sabanos asks if any test pits have been performed. A. Vera states 200' off the road between lot 2 has good soil. Lots 1, 4, 5, 6, and 8 still need to be done. If they need to have raised bed septic systems. B. Duffney states that he appreciates the bigger lots. He states that looks like lot 3 driveway is over 450' there are no pulls-offs needed. If the Board sets a public hearing without the maps it could drag things out. A. Vera asks if they can set a public hearing for September 10, 2024.

DISCUSSION

R. Roeckle reads Will Orthwein's email. He states that they have been trying to move their project along. B. Duffney states that they need to have their paperwork in before they can set a public hearing. R. Roeckle states the Board offered to set a public hearing for August 27, 2024 at their last meeting. B. Duffney states that the Board would be setting a precedent and its effects K. McMahon's work load. The Board does not set a public hearing for W. Orthwein until documentation is provided.

Meeting adjourned at 7:46 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary

DRAFT