

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

**August 27, 2024**

**REGULAR MEETING**

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

---

Minutes

July 30, 2024

MOTION: R. Roeckle  
SECOND: B. Podhajecki

RESOLVED, The Planning Board waives the reading of and accepts the July 30, 2024 Minutes with minor corrections.

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

August 13, 2024

Minutes to be reviewed at the next meeting.

---

**Old Business**

Orthwein, W. Case #738  
TM# 152.-1-77.1 & 77.2

SUP  
18 Bloomfield Road

William and Tabitha Orthwein are present. W. Orthwein states that they submitted the traffic study and the Long Form SEQRA. S. Licciardi asks how many porta-potty's will they be having. On one map it shows 2 and on another map, it shows 4. W. Orthwein states 4 it feels that a mistake was made when it was shrunk down. C. Baker states that he has no concerns and everything that he has requested has been done. T. Yasenchak states that with a Special Use Permit the Board needs to have a public hearing. The Board sets a public hearing for 7:00 p.m. on September 10, 2024.

**Old Business & Public Hearing**

Schriber, S. Case #738  
TM# 111.-1-10.1

SPR  
456 Alpine Meadows Road

Steven Schriber is present. S. Schriber states that he submitted new maps with the driveway for the fire emergency vehicles and he added the well on the map. R. Roeckle states that S. Schriber provided everything the Board asked for. C. Baker states that as long as J. Reckner is ok with this project so is he. T. Yasenchak states that J. Reckner reviewed the project prior and deemed it to be pre-existing. T. Yasenchak opens the public hearing at 7:08 p.m. No one is present to speak on behalf of this project. T. Yasenchak closes the public hearing at 7:09 p.m. The Board reviews Part 1 SEQRA. The Board reviews Part 2 SEQRA. The Board Reviewed Part 3 SEQRA and checked the 2<sup>nd</sup> box having no or small environmental impact.

MOTION: B. Duffney  
SECOND: C. Dake

RESOLVED, that the 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 significant negative environmental impacts for the for a Minor Subdivision of Michael Alford for property located at 356 Alpine Meadows Road, TM# 111.-1-10.1.

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

MOTION: C. Dake  
SECOND: B. Duffney

RESOLVED, the Planning Board hereby grants approval for a Site Plan Review for Steven Schriber for property located at 356 Alpine Meadows Road, TM# 111.-1-10.1.

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

---

Saratoga Escape Case #734  
TM# 126.-1-81.1

SUP/SPR  
265 Brigham Road

Matt Huntington and Ray Shephard are present. B. Duffney states that he does some work for the campground, however he does not get paid and feels he is not bias. M. Huntington states they have provided everything on the map the sewer system and has a permit from NYS DOH for the system, He states that pipe scopes have increased in size and they provided a SEQRA. C. Baker states that the SWPPP is incomplete. M. Huntington states usually at this stage he provides that with the construction logbook and it is stays on site during the construction. C. Baker states that all certificates on it need to be complete with the SWPPP. M. Huntington asks if the Board is comfortable with approval. C. Baker states there needs to be silt fencing around the area especially the pond. He does not have an issue with this moving forward tonight. T. Yasenchak asks C. Baker it is self-regulating. C. Baker states correct. T.

Yasenchak asks if they addressed the address number at the road. The Board looks at the whole project. R. Shephard states that is up to the owner. T. Yasenchak states no that is up to the Board. She asks that the Board how they feel about having the address number of the at the outside of the property. She states that it needs to be visible. During the public hearing there were several complaints from the neighbors about food delivery drivers pulling into other neighbor's driveways at all hours of the night. She states feels that if that is in place hopefully that will happen less and less. T. Yasenchak opens the public hearing at 7:24 p.m. B. Duffney states that as long as they have everything C. Baker has required he is good with this. He does agree with T. Yasenchak regarding the address number being posted outside. T. Yasenchak states that no one is present to speak on his project the Board agrees to close the public hearing at 7:25 p.m. The Board agrees to review the Long Form SEQRA that C. Baker requested. The Board only has Short Form SEQRA for the gate. That is the only SEQRA that was provided. M. Huntington asks what is he reason for the Long Form SEQRA? T. Yasenchak states that C. Baker requested it. The no one on the Board has one, K. McMahan and C. Baker don't have one so it was not submitted. C. Baker states that he does not think he requested the Long Form SEQRA. T. Yasenchak reads the minutes from when the C. Baker requested it. He is not sure it is needed. T. Yasenchak states either way the Board does not have it. B. Duffney states that it won't hold them up if they provide it within the time frame for the next meeting the Board can move forward with tis project. M. Huntington asks if the Board needs to do SEQRA. T. Yasenchak states that the Board does it for everyone. M. Huntington this is an MS4 and an NOI project. S. Licciardi states that this was in front of the Board in 2016 was a SEQRA done then. T. Yasenchak states they are digging up for a new septic system near wetlands and the Board made the gentleman before them provide one and the Board reviewed it. R. Roeckle states that the Board needs copies of the permits that they have received from NYS.

---

### **New Business**

Bacharach, L. Case # 739  
TM# 125.-1-31

SUP  
3230 Rt. 9N

Lora Barcharch is present. L. Barcharch states that she and her partner own a dog training and enrichment facility. With this project at this at this new location they will not be demolishing any building they will keep everything as is. They have 2 locations and one of them is leased and that is up, that is why they are looking at this location. They are not looking to fence the entire property in. They want to use the environment. They do not do over night training. They see 30 dogs a day at their factifies. There will be 4 to 6 staff members there daily. This is their 8<sup>th</sup> year in business and they have a big following. T. Yasenchak states that this is in MDR- 2 District and there is nothing in the own's Code about Dog training and enrichment. L. Bacharach states that they have outgown their current space and they have been looking for a new one. Their practice is more about training they also do dock training and diving training. T. Yasenchak reads the Coe for a dog kennel and boarding. L. Bacharach states they also do puppy training. T. Yasenchak states that it look like a useable project in that District. R. Roeckle asks if the dogs will be inside or out. L. Barcharch states that it depends on the weather. They use a wide range of training techniques. R. Roeckle asks if they have outdoor pens for the dogs. L. Barcharch states no they do not have outdoor kennels. R. Roeckle asks if they have continuous control of the dogs. L. Barcharch states that she has been doing this for 8 years and has never had a dog fight or any problems of that nature. They never leave the dogs unattended. J. Sabanos states that the Board will need to know the exact hours and how many dogs will be there. Do they do dog boarding. L. Barchach states they only boarding they do is when her partner brings the dog home with her. They are not comfortable

with over night boarding at their facilities. J. Sabanos asks what about the waste and can the clean up of that be defined. L. Barcharch states that they sanitize 3-4 times a day and they have regular garbage pick-up. J. Sabanos asks if they will be doing any renovations. L. Barcharch states they don't need as many parking spots that are there now. B. Podhajecki states if they exercise the dogs on a leash. L. Barcharch states yes, they do 20', 30', and 50' long leashes. If they do off leash training they use E Collars. B. Podhajecki asks if there will be any fencing. L. Barcharch states yes, a chain link fence on the inside and wooden on the outside 6'-8' tall. She states safety is so important to them. They have safety gates after safety gates. B. Duffney asks how many parking spaces will they need. L. Barcharch states 15-20 when they have classes less than that without classes. B. Duffney asks how many staff members? L. Barcharch states anywhere from 4-6. It depends on if they have a class or not. They do private consults not private lessons for dogs, because it upsets the dog. They do use calming music and lavender. They do everything by appointments. B. Duffney states that he grew up in that building he is glad to see something going in there. L. Barcharch states that they have a competitive diving program. She states they do not do obedience training. B. Duffney states he feels this is a great project and he is glad the zoning allows for this. T. Yasenchak states reviewing sketch plan the Board is giving you comments on what L. Barcharch is telling them. T. Yasenchak states going forward the Board can't obligate to any approval. She cautions her and explains that the septic system needs to be inspected. There is a lot of ground work to be done. C. Dake states that he does not see a problem with this project. S. Licciardi agrees and states that this project is nice to see. C. Baker states that the concept is good. The wetlands will need to be delineated for the trails. He states that they should check to see if there are any restrictions on the property. T. Yasenchak states that they need to make sure there are no violations on the property from any agency. She suggests that they do their diligence. She states that they should review our Code Section 105-54 for a Special Use Permit. It lists all the items that are required. It is online on the Town's website. R. Roeckle asks how many square feet for the buildings. He states 75' are the setbacks in that District. If they don't meet the setbacks then they will have to get an Area Variance. T. Yasenchak states that if they do need a Variance they will need to go in front of the Zoning Board of Appeals before it comes back to the Planning Board. L. Barcharch states 3,600 square feet. R. Roeckle states if it is less than 10,000 square feet parking should be fine. L. Barcharch states that the current owners are working with them and have provided them with the maps and they will work with that the same company they used.

---

## **DISCUSSION**

T. Yasenchak states that the Board approved Michael Alford Minor Subdivision in March of 2024. The County Planning Department contacted K. McMahon and told her that it needed to be approved by the Saratoga County because it is in an Agricultural District. The County has approved this and provided a letter. She reads the letter and states that it needs that it has to come back in front of this Board.

MOTION: R. Roeckle  
SEOND: B. Duffney

RESOLVED, the Planning Board hereby grants approval for Michael Alford for property located at 113 Howe Road, TM# 99.-1-31. :

---

Meeting adjourned at 8:26 p.m. All members in favor.

---

Respectfully submitted by,

Kimberley McMahon  
Planning Board Executive Secretary