

TOWN OF GREENFIELD
PLANNING BOARD

February 13, 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, and Clyde Ronk, alternate. Charlie Baker, Town Engineer is present. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present. Robert Roeckle is absent. Clyde Ronk has full voting privileges for the entirety of the meeting.

Minutes

December 12, 2023

MOTION: J. Sabanos

SECOND: C. Ronk

RESOLVED, The Planning Board waives the reading of and accepts the December 12, 2023 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, S. Licciardi, B. Podhajecki, J. Sabanos, T. Yasenchak, and C. Ronk

Noes: None

Abstain: None

Absent: R. Roeckle

Old Business

Scuola, M. Case #715
TM# 125.-2-32.111

Minor Subdivision
656-658 Locust Grove Road

T. Yasenchak states she is expressing true transparency, because R. Roeckle is ill she will be facilitating this discussion. She states that she has business dealings with M. Scuola. She states that she will not be voting on this project. Mike Scuola and Peter Loyola are present. C. Dake states that he has purchased property from M. Scuola, but he feels that will not impact his judgement. P. Loyola states this project was in front of the ZBA and received Variances for this project. They provided a full SWPPP for this project. It is a 3-lot subdivision. They are proposing a keyhole lot on the left side of the road. T. Yasenchak states this is a 3-lot subdivision. Lot 1 is almost a natural subdivision. Lot 2 to the west and there is an existing building on. Lot 3 is a land locked parcel. P. Loyola states correct, and that is what they got the Variances for. B. Duffney asks what is the distance of the keyhole lot driveway. He states that a few years back he met with the fire department and every 500' there needs to be a pull-off. The width of the driveway is to be 12' wide 35' drivable. B. Duffney states there will need to

be a turn-around at the house. The keyhole lot is a good tool for this project being a land locked parcel. How many acres is the land locked parcel. T. Yasenchak states the parcel will be 19.82 acres. B. Duffney states that parcel can be farmed or logged. T. Yasenchak states that if they didn't get the Variances then they would have to go through the Open Development process which takes some time to get through. C. Ronk states that he would like to see the site distances for the driveways shown on the map. T. Yasenchak asks if the site distances are on the map. P. Loyola states no, but they can provide that. T. Yasenchak states that the site distance will need to be Intersection ASSHTO standards. J. Sabanos states that he would like to see limits of clearing. P. Loyola states that the keyhole lot is an old existing farm road and they won't need to do much. He states that the SWPPP shows the area of disturbance. B. Podhajecki states that she is in favor of this project. C. Dake and S. Licciardi both agree. C. Baker states that he would like to see the limits of clearing and grading. P. Loyola asks if the Planning Board needs to have a public hearing, because they did have one for the ZBA. B. Duffney states that he feels that the Planning Board can skip the public hearing. C. Dake states that since the Board is not holding up the project if they should set a public hearing. S. Licciardi agrees. B. Podhajecki agrees with B. Duffney and states skip the public hearing. J. Sabanos states that he agrees with C. Dake, S. Licciardi, and C. Ronk. The Board sets a public hearing for February 27, 2024.

Spiak, M. Case #720
Amendment to SUP
TM# 151.-1-59.1

. Yasenchak states

331 Grange Road

Mike Spiak is present. M. Spiak states that he is looking to do an Amendment for his Special Use Permit. He is looking to do events there and top it off at 120-125. They do have room for overflow for the parking. T. Yasenchak asks how many parking spots do they have. M. Spiak states 38 parking spots. He states that the overflow for the parking is on page 2. T. Yasenchak states that since this is an amendment the Board will need to review everything that they reviewed the last time M. Spiak was in front of the Board. She congratulates him on his success. B. Duffney asks if the parking area will be gravel. M. Spiak states yes. B. Duffney asks if he will have handicapped parking. M. Spiak states yes, they are located in front of the winery. J. Sabanos states that needs to be shown on the plans. T. Yasenchak agrees and states that it needs to be on the plans. B. Duffney asks if the lighting will be down lighting and asks T. Yasenchak if the Board will need a lighting plan. T. Yasenchak states yes, they will need a cut sheet for the lighting and photometrics to make sure that there is not any noise pollution. M. Spiak states there is well over 500' to the neighboring properties so he does not feel that will be a problem. Y. Yasenchak asks if the lighting is solar and the Board needs to make sure that it will be controlled. M. Spiak states yes, to both and they can set a timer on them. B. Duffney asks if the lights will be on only when there is an event. C. Baker asks if the light overflows to the parking area. M. Spiak states yes. B. Duffney asks if the Board can get a picture of the lighting fixtures. M. Spiak states yes. T. Yasenchak states that the Board wants to make sure it is safe and understands that they want to keep the rural character of the neighborhood. B. Duffney asks about the bathrooms. M. Spiak states that they have a full septic system for it. M. Spiak states that when he has an event he can bring in extra bathrooms. He states that his Harvest parties are very popular. He states that it is their biggest event that they do. C. Ronk asks what are the times of the events. M. Spiak states from May to late September. They do their red wine harvesting in October then they close for the season. There will be nothing past 10:00 p.m. Now they are open Friday, Saturday, and Sunday 11:00 a.m. to 7:00 p.m. The weddings will end at 10:00. T. Yasenchak asks if 10:00 closing time is that for weddings. M. Spiak states that they plan on doing 5 events for the year. They don't

want to change the hours of operation. He states that his liquor license that he received from NYS Department of Agriculture. T. Yasenchak asks at his events will only have alcohol from his property. M. Spiak states that his liquor license states that he can provide beer, but it has to come from a New York State farm/facility. J. Sabanos states that the concept is good. He asks if there will be a tent. M. Spiak states most likely the barn's capacity is 49. J. Sabanos states that he would like to see that on the map. T. Yasenchak agrees and she would like to see where it will be proposed. M. Spiak states can't you just pull it off the old maps. All music gets played in the woods. J. Sabanos asks about the potable water and hosting a catered event. T. Yasenchak states that the Board wants him to be successful she feels that he should have a master plan. That way when the Board decides on his project that way he does not have to come back in front of the Board for everything that he wants to do there. C. Baker asks if the handicapped parking is gravel. M. Spiak states yes, with gravel dust. C. Baker states that he would like the details of that and he asks about the trash removal. M. Spiak states that he has 2 trash containers. C. Baker states that he will need more for the events. T. Yasenchak states it needs to be shown on the map. She states caterers using sinks the septic may need to be bigger, the lighting and the spec sheet. Show the brightness of the lighting and the photometrics on the map. Lighting goes up and that is what the eye sees at night. C. Baker states that it sounds like he might have to show the perimeter circle of the lighting on the plans. T. Yasenchak states 90 degrees lighting needs to be shown on the plans with the 1-way circulation 24' in depth of and 9'x24' for each parking spot. She states the parking stalls must be 9'x19' in width. M. Spiak asks if he has to draw lines in the gravel for the spots. T. Yasenchak states that is not necessary. It needs to be shown as if it was. C. Baker states show the parking spaces. T. Yasenchak states and add a note. Show the isles width and make sure it meets the Town's standards, Article 11 Supplementary. T. Yasenchak states show the overflow of the parking lot and the trees for landscaping. M. Spiak asks for the farm. T. Yasenchak states for a buffer for the rural community. T. Yasenchak states it is in our Code for the parking, show where the tent will be located. She asks if the tent is up only for events or all season. M. Spiak states just for events. J. Sabanos states that he would like to see clarification on the septic and the water. T. Yasenchak states put a note on the map that states start and end times, 10:00 p.m. cut off for music. C. Baker states there is music at the Harvest Party and asks if there have been any complaints. M. Spiak states there have not. M. Spiak states that the music faces the woods. J. Sabanos states music playing until 10:00 p.m. on a Sunday night is too late. He asks if they have a decibel amount in our Code. J. Reckner states no. T. Yasenchak states as C. Baker stated add the details of the ADA requirements, trash removal and verify the water supply and the septic. B. Duffney states if what he has now works and he has enough water supply why make him go through that expense. T. Yasenchak states that the Town Engineer brought it up and it needs to be verified. This is New York State Department of Health standards not the Town's. She asks with your SUP there was a pergola is that still there and get that on the plans. Is it used during the events? M. Spiak states yes. T. Yasenchak states there is a Conservation easement from Saratoga Plan we received a letter from them last time and now would like another letter. M. Spiak states that it meets the agriculture endeavors that they require. T. Yasenchak states the Board asked for last time and now we are asking for a new letter. It can be similar to the letter the Board received in 2019. This is an accessory use. The Board would like a letter from J. Reckner to make sure that the use meets the criteria for agriculture. The Board needs a letter from Town Counsel that this project meets the use as events. If this is done as an accessory use it protects the applicant and the Town. Show the site distance on the plans. She asks if there will be any other signage. M. Spiak states no. T. Yasenchak asks C. Baker if the Board needs to do SEQRA. C. Baker states no, it is under an acre, might need swails. T. Yasenchak states that with a Special Use Permit a public hearing is required, but the Board has asked for a lot of information. She asks if the Board wants to wait to set a public hearing or wait until they receive the information. The Board sets a public

hearing for February 27, 2024. T. Yasenchak explains how a public hearing works and states that if he does not have all the information for February 27, 2024 the can adjourn the public hearing until everything is submitted.

McKenna, G. Case #721
TM# 138.1-2-25, 29, & 62

Sketch Plan
3100 Rt. 9N

Gerry McKenna is present. T. Yasenchak states this project is in the Town Center District for a Lot Line Adjustment. G. McKenna states that the septic system is failing. It is under the parking lot. Dr. Akawi owns the other 2 parcels and he is going to sell Dr. Serfis and put the septic on one of those parcels once they are combined. He states that they are looking to bring the offices to the house next door eventually. B. Duffney states that there is a business and a dwelling, it is no different than any other house ran business. G. McKenna asks if he will need a Special Use Permit. T. Yasenchak states the Code doesn't allow it now. B. Duffney asks if he can go in front of the Zoning Board of Appeals and appeal it. T. Yasenchak thinks that is possible. B. Duffney states that he does not have an issue with the project. T. Yasenchak states that both uses are allowed and because the Town doesn't have any regulations she has a call into Town Counsel. G. McKenna asks there is no Code for this. T. Yasenchak states we have a Code for structures, but not for a site nothing in the tables to use that will work well together. J. Sabanos wonders if this is cost effective. C. Baker states the septic that they have now is not viable. They have approval for a holding tank. He feels that they need to be careful how this affects the residents and not to set a precedent. J. Reckner states he will look into this more. C. Baker states that this will ultimately solve all their environmental problems. B. Duffney asks if it could pollute anyone's well. T. Yasenchak states any new septic will have to meet the current Code. J. Sabanos asks if they are tying both buildings into one system. C. Baker states yes, if they make the system big enough for both. T. Yasenchak states that there is a hole in the Zoning, because there is nothing in our Code. This is a unique situation and the Board does need updated maps. G. McKenna states that he won't have new maps for your next meeting. C. Baker states put all the existing neighboring wells on the map. G. McKenna states asks if there are any temporary parking regulations. They would like parking there, because they will have to dig up the entire parking lot. J. Reckner ask where do you intend to do temporary parking. G. McKenna at the house. T. Yasenchak states that this great to see a wonderful thriving business.

Old Business

Stewart's Shop's Case #715
TM# 164.-1-87.1

SUP
461 Locust Grove Road

C. Dake, B. Duffney, and S. Licciardi all recuse themselves. Chuck Marshall is present. He states that all the plans submitted are an overview from the November 14, 2023 meeting. The biggest thing they did was apply for the Muti-Sector Permit from NYS DEC for the stormwater for Industrial uses and it doesn't pertain to service vehicles. Mike Germain filed for the permit. He is not present tonight, because his wife gave birth today. C. Baker states that since that the multi sector does not apply to them this defaults back to the Planning Board. C. Marshal states that the geotechnical reports show that it slopes to the north of the property. More engineering needs to be worked out, but the finger drains are on page 5. C. Baker states that the Gifford report is different now from the last time it was done in 2017. C. Marshall states correct, Morris Engineering (one of the only Company's that do this type of engineering) They have done work on the site. They will provide all the sound attenuating information. They will do a baseline as they suggested and did the last time they expanded their warehouse within the last few years. Once the have then they will do another sound study before construction

and again 90 days after completion of the construction. They did the same thing at the northern end of the site. The Town does not have a noise ordinance. J. Sabanos asks who does the study. C. Marshall states the last time they had MJ Engineering do it. T. Yasenchak asks what is the reasoning for doing the sound study on the west side of the property, because it is seasonal. She asks what are they going to do with the other building. They will be for storage, they are going to store their ice cream carts they use for events. C. Baker asks if there will be any mechanical units in that building. C. Marshall states no, it is going to be a salt shed. They are looking for approval to do phase 1 now. T. Yasenchak asks if they are looking to do a Master Plan that way they can phase in their projects. C. Marshall states that they are not looking to do a Mater Plan, they are looking to only do phase 1 now and come back in front of the Board for each phase. C. Baker the table on the map identify 7 items that they are looking to do. C. Marshall states they are looking to do 3 phase totaling 7 different projects. C. Baker asks what is phase 2. C. Marshall states hailing and wash station for the vehicles, a ramp on the western side of the building, and a new building for the kitchen and dairy area. C. Baker asks if they can darken up the current buildings on the maps. C. Marshall states he will color code it. T. Yasenchak asks which way do the doors face. C. Marshall states the side. C. Baker asks if there is any passage between the docks. C. Marshall states yes, it is 2 way. C. Baker states where is the existing tractor/trailer for gas tanks. C. Marshall states that is a Mike Germain question. T. Yasenchak asks if they show what is not being used for consumption. However, it may be helpful. C. Baker states on the last page is the water and sewer supply. Same with the sanitary sewer and the wash bays. C. Marshall states that he added a mixing station. C. Baker states that they will need a water separator and it will be required for the wash bays. T. Yasenchak states that she feels that will help with the engineering stand point. C. Marshall asks if they can set a public hearing for the end of March. He states that with the article 78 and challenged it last time they received their approval. He would like to see it open as soon as possible. C. Baker states that his only concern is that the public won't have all the details at that point. C. Marshall states that they have already started the acoustic end of this. He would like to open the public hearing the end of March. T. Yasenchak states she can see it both ways. C. Baker states that stormwater will be looked at very heavily this time. NYS DEC is going to be looking at the fuel lines. He states that there is no record that the Town has reviewed the west side of the property and asks if there has been and if so can that be provided. He asks if the Board can get a set of the plans for the subsurface and is concerned with the soils and ground water. He would like more information on that so that the Board can void out those comments. T. Yasenchak states that there is a balancing test with information coming in and out. C. Baker states that with new information that will keep coming in. C. Marshall states if they can open the public hearing and adjourn it. He states that the is hoping to have everything in say by March 5, 2024 he would like to be on the agenda the end of March for a public hearing. T. Yasenchak states an article 78 was about the process and the Board/Town came out on the positive side. C. Baker states that the residents didn't like it. C. Baker states that number 7 on the plans is going to be a problem. Move the building closer to the current building and provide a bigger berm. C. Marshall states it meets the Zoning to the site and adheres to the setbacks. J. Sabanos asks if the truck washing bays are there vehicles petroleum vehicles on site. C. Marshall states yes. T. Yasenchak states if they address all C. Baker's questions and color code or hash tag the old buildings on the plans. C. Marshall states that he will take care of it. T. Yasenchak states that he might want to look at the lighting too. C. Baker states that he asked about it and it is on the traffic study. C. Marshall states that the counts should be correct and feels that a new study is not warranted. C. Baker agrees. C. Marshall states that they did the counts in 2023 and they didn't change the driveway. C. Baker asks if there will be more trucks and employees at the site. C. Marshall states no, they are going to have less and less people at the site. C. Baker asks for an explanation. C. Marshall states that the kitchen is expanding. They will have less trucks coming in and out. He states

that currently they have 359 stores and their facility is built for 500 stores and they have the ability to send out on the trucks. C. Baker states that if they are making more food on site than there will be more trucks. C. Marshall states in C. Baker's letter he will add more details on the plans, tractor trailer's going in and out of he site, the height of the silo, how much water is being used. He will do a narrative on the water, sewer, and the water line. C. Baker states please understand that this is preliminary review. If there is a different SWPPP for the construction done he would love to see it.

Meeting adjourned at 9:31 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary

DRAFT