

TOWN OF GREENFIELD
PLANNING BOARD

July 9, 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. Tonya Yasenchak, Charlie Dake, Butch Duffney, Beth Podhajecki, Joe Sabanos, Robert Roeckle, and Clyde Ronk, alternate. Steve Licciardi is absent. Charlie Baker, Town Engineer is present. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present. Clyde Ronk has full voting privileges for the entirety of the meeting.

Minutes

June 11, 2024

MOTION: C. Dake
SECOND: C. Ronk

RESOLVED, The Planning Board waives the reading of and accepts the June 11, 2024 Minutes with minor corrections.

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

June 25, 2024

The minutes will be reviewed at the next meeting.

Orthwein, W. Case #736
TM# 152.-1-77.1 & 77.2

SUP
18 Bloomfield Road

Tabitha and William Orthwein are present. W. Orthwein states that currently they are having informal practices for polo on their field. They have been approached by many people to have a polo field and another field that kids can play flag football. Saratoga Flag Football is looking for a field to play on. Some other people have asked them about having other events such as weddings. They are trying to make it so that they have the right balance so that they can enjoy themselves. They do have exhibition games on Sunday's. Saratoga Flag Football has approached them and they are looking for a field for this fall for 10 Saturday's. For the flag football they will need 10 acres and could have potentially 300 cars there. The trash is carry-out only. They do have a porta potty there. He states that he met with J. Reckner and they decided to pursue the Special Use Permit. The plan that they provided has a viewing station. They will be adding gravel to the driveway. They intend to add a pavilion for the viewing structure. They have been approached to do catered parties, weddings, fund raisers, and galas. They have reached out to most of their neighbors to let them know what they are intending on doing. R.

Roeckle asks where on the map is the viewing structure going to be. W. Orthwein states where the cement pad is. R. Roeckle asks whoever rents the property will set up their own tent. W. Orthwein states that is what their thoughts were to make it on the renter. R. Roeckle states that is the designated location for it. W. Orthwein states correct. R. Roeckle asks if there will be any rest rooms. W. Orthwein states not at this point, possibly down the road. It is not their intention now. B. Podhajecki states that this is exciting to here. W. Orthwein states that they have 110 acres there. 2.5 times the size of what Saratoga Polo lots of space. They still want to limit this and feels that 300 cars are manageable. He states that they cancel their Polo games when it rains to much. The ground gets slippery and it isn't safe for the animals or them. The flag football people won't care and that will help with the parking. J. Sabanos states that it is a nice concept. He asks what the hours of operation and what days will there be activity at the site. Will there be a signage and if so where will it be located? W. Orthwein states for the football there probably will be. J. Sabanos asks about a score board. W. Orthwein states when they play polo they have a portable score board. J. Sabanos what type of score board is it, what is the height of the structure. W. Orthwein asks what is the time frame for approval. The only reason he is asking is the flag football people are anxious. T. Yasenchak states that depends on how far they want to go. The Board can review this in phases if they would like and that wouldn't paint them in a corner. B. Duffney asks if they already spoke to their neighbor's. W. Orthwein states yes, his neighbor's child plays flag football. They don't have many neighbors. B. Duffney states that he like the concept and the use of the property. There might be questions on the site distance. C. Baker is not present this evening. W. Orthwein states 18 Bloomfield Road is the main entrance and the road is straight and flat. B. Duffney asks T. Yasenchak if W. Orthwein will need to have the site distance. T. Yasenchak states typically yes, it would be part of the plans. A civil engineer can do that. If there might be 300 cars maybe have one entrance in and one for out going traffic. Or they could do one entrance in and one entrance out off the property. They can provide site distance or some other kind of traffic report. They will need a way for emergency vehicles for animals and people to get on and off the property. T. Orthwein states that she didn't even think of that, that is a great idea. B. Duffney stats maybe have a designated area for just emergency service vehicles only. T. Yasenchak states as a site plan gets developed the Board will need to see where all the cars will be parked. B. Duffney states that there might be more questions once the public hearing is opened. C. Ronk states that he does not have any questions at this time, but feels this is a good plan. C. Dake has no questions at this time, but states that he likes that they have talked to the neighbors and he like the plan. T. Yasenchak asks if the polo field is on one acre. W. Orthwein states yes. T. Yasenchak asks how many horse trailers will be there at one time. W. Orthwein states that depends on how big of a tournament they have. Usually about 5-6 trailers will be parked on the side, where the shaded area on the map. They have one porta potty on site. They are cautious with polo because of so many spectators they could get. W. Orthwein states that they have trailers at their barn as well. T. Yasenchak states that the Board will need the hours of operation and the hours for the events. She states that they are off to a good start. This could have been homes and or apartments buildings there. She encourages them to look at the Town Code and look at the rules for a Special Use Permit. The Code states that the Board has to review SUP questions A-Q. She states that some may apply an some may not apply to them. The section of the Code is 105-54 granting of a SUP. She states that a SUP requires a public hearing She asks the Board how they feel about setting a pubic hearing. R. Roeckle asks if C. Baker provided a letter of items that will be required. He feels they should wait for a letter from C. Baker to set the public hearing. He asks if the property line is in the middle of the field and if so will that be a problem. T. Yasenchak states that she does not feel it will be Fossil Stone Vineyards have a house on their property. She states that she will look into this. R. Roeckle states having the field and the parking on one parcel, he doesn't want it to be a problem for them down the road. W. Ortwein states at 18 Bloomfield Road can use the access road from

there and that goes to where the tent pad is. They could use the parcel with 77 acres and then just need an easement. T. Yasenchak states that the Planning Board will look into this a little bit more. W. Orthwein asks what section of the Law is a SUP. R. Roeckle states section 105-22 D reads the Code. W. Orthwein states he will get a site study for the traffic and he knows that he needs a better site plan. He states that the football people are eager to know if they can or can't play. What is the timeframe for this. T. Yasenchak states that depends how fast they can get the information to the Board to get on an agenda. The Board meets again on July 30, 2024. That gives them a week in a half to get more information to the Board. T. Orthwein asks if they do this in phases would they Board like to see phase one and a glimpse of phase two. T. Yasenchak states that it would be fastest if they just concentrate on phase one. B. Duffney states the more neighbors that the talk to makes it easier on them and the Board. It can help move the project along faster. B. Duffney asks T. Yasenchak how long will I take C. Baker to review the information. T. Yasenchak states it will be quicker if they submit electronic format for him to review.

DISCUSSION

R. Roeckle asks if the Board closed the public hearing for Stewart's. He states that the Board should re-open the public hearing, because they might have to decide and the Board might not have the information that they requested. T. Yasenchak states that the Board can make a motion to re-open the public hearing for Stewart's.

MOTION: R. Roeckle
SECOND: J. Sabanos

RESOLVED, that the Town of Greenfield Planning Board re-opens the public hearing for Stewart's Shop's, located at Church Street, TM# 164.-1-87.1, with the anticipation of not making the 62-day time restraint.

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

Meeting adjourned at 7:55 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary