

TOWN OF GREENFIELD
PLANNING BOARD

May 28, 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, Steve Licciardi, Beth Podhajecki, Joe Sabanos, Robert Roeckle, Tonya Yasenchak, and Clyde Ronk, alternate. Butch Duffney is absent. Charlie Baker, Town Engineer is present. Justin Reckner, Zoning Administrator/Code Enforcement Officer is absent. Clyde Ronk as full voting privileges for the entirety of the meeting.

Minutes

April 30, 2024

MOTION: R. Roeckle
SECOND: J. Sabanos

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

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

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

Amendment for SUP
265 Brigham Road

Matt Huntington (from Studio A) and Ray Shephard are present. T. Yasenchak explains how a public hearing works. M. Huntington states that this was approved years ago by the Planning Board. They have submitted identical plans that were previously approved. The surveying firm, Tommel, (that designed the system) retired. The Tommel firm was bought by Van Dussen and Steves. The plans have been approved by NYS DOH and received permits from them. C. Baker states that they will need a SWPPP. M. Huntington asks why they are not altering their hydrology. C. Baker states that the Town of Greenfield is a MS4 town and it is required. M. Huntington states they cannot do a SWPPP. C. Baker states that they can submit something in writing and go from there. What about emergency power if the power goes out. M. Huntington states they can add a generator if need be. C. Baker states that he noticed a significant amount of 4 inch sewer pipe, at 2% the pipe is not going to clean. You might want to look into that. T. Yasenchak states that the Long Form SEQRA was discussed at the last meeting and that is what the Board decided. M. Huntington states they submitted the Short Form SEQRA if they don't have to do SEQRA then why do they need to do the Long Form SEQRA. T. Yasenchak states that the Town Engineer is looking at the application for the site and any other modifications. The Board received another application this evening. Put

everything on the plans. The Board will be looking at all the cumulative and they will look at everything. R. Roeckle states that once the Town Engineer is satisfied he has no questions. J. Sabanos asks how long is a perc test good for. C. Baker states that there is no time line. T. Yasenchak states that as long as the Town Engineer is comfortable with it then the Board will be good with. B. Podhajecki states that she is glad they are up-grading the system. C. Dake asks if the pink sign was up. T. Yasenchak asks K. McMahon when were they mailed out. K. McMahon states everything was mailed out on May 15, 2024. T. Yasenchak opens the public hearing at 7:19 p.m. Garrett Simon, Brigham Road, states that the can he have someone explain and the scope and the plans to him. He asks how close are the leach fields to the neighbors. T. Yasenchak explains how the public hearing works. She states that the plans can be reviewed at Town Hall. Pauline Simon, Brigham Road, ask where is the waste going she has pictures of people pulling out of the camp ground and pulling over and opening their sanitary tank and pulling away so that all the waste is dumped down the road. This is unhealthy. T. Yasenchak states that if that happens again call the Building Department. It is disturbing. P. Simon asks if they bring in porta-potties. Beth Reckner, Brigham Road, states that they get uber drivers pulling in and out of their driveway all the time and all hours of the day and night. She states that she has a simple solution for this, turn the sign 90% and put the mailing address number on it. Larry Reckner, Brigham Road, states that he agrees with B. Reckner. He states that it happens all the time. G. Simon, Brigham Road, states that they have had 8 uber drivers pull into their driveway. B. Recker, Brigham Road, states that it is not the uber driver's fault. G. Simon states that it is not a bad idea to add the mailing address number to the sign. P. Simon, Brigham Road, states that the music from the bands have gotten better. They used to play until 11:30 p.m. They have complained to the Town, but there is not a noise ordinance. Chris Farell, 45 Grange Road, asks for clarification on the leach field. Is it existing and where is the location of it. T. Yasenchak adjourns the public hearing at 7:26 p.m. and states that the Board is waiting on additional information, Long Form SEQRA and the SWPPP. She states that this is an amendment to a Special Use Permit and an amendment to the septic system. She asks if they bring in porta potties. R. Shephard states no, not unless they have extra workers for something. It all goes in the same leach and tank. They are just upgrading the structure to make it safe. It is not our current policy. Safety is their responsibility while people are there. T. Yasenchak states that recently the Board had Fossil Stone Vineyards in front of the Board for an amendment to their SUP and the reason the Board would like to see everything on one plan it is the Zoning Law and it keeps people accountable. R. Shephard states that he understands. T. Yasenchak states add the street number to the sign. She states that if people can't see it driving by the sign should be turned to see the number. R. Shephard states can't move the sign, but can put the street number on it. T. Yasenchak asks how the Board feels about having the street number on the sign. R. Roeckle states they should check with Geo Coding people to have it re-pinned. B. Podhajecki states that they should check with the Fire Department. She states that when she lived in Connecticut they provided reflective numbers ask to see if it is done in Town. T. Yasenchak states that the Fire Department does not do that here. C. Ronk states that the signage is a big problem. J. Sabanos asks if the sign is perpendicular to the road. He asks if the folks leaving the site they are able to dump their waste. R. Shephard states no, they have free dumping, and they have a truck that goes from site to site. J. Sabanos states that they are looking to upgrade the septic system for safety and if people are leaving with empty tanks. R. Roeckle reads the Code for a sign. M. Huntington asks if there are any consideration for a conditionally contingent approval tonight. T. Yasenchak states no, the Board has asked for the Long Form SEQRA. R. Roeckle states that the Board received a new application tonight for a gate. He states provide a new map with everything on it including the gate. Do it all at once. T. Yasenchak asks if the gate is more secure. R. Shephard states yes, and Afsco is doing the work and they stated that it is a basic install. They will have a scanning machine and the campers will receive one so they can come and go as they please.

T. Yasenchak agrees with R. Roeckle just put everything on the map. J. Sabanos asks if they have ample space for pull offs for emergency vehicle pull offs. T. Yasenchak asks if they will be adding any lights or noise. R. Shephard states no. T. Yasenchak states that the Town requires 100' off the property line for a septic system and NYS DEC requires 10'. She states provide aa electric file and hard/paper copies for the Board.

Faiola, K. Case # 735
TM# 153.13-1-1

Advisory Opinion
15 Brower Lane

Kim Faiola is present. T. Yasenchak recuses herself. R. Roeckle chairs this project. K. Faiola states that she was in front of the Planning Board was in September. She states that she does not want to subdivide the property. She wishes to go another route. R. Roeckle states that this is a violation. She has 2 separate dwellings on 1 parcel. K. Faiola states that this was all approved verbally in 2008 with the old building inspector. She states that Gerry McKenna advised her to do a workshop/office space. She states that G. McKenna stated back in 2008 he told them in-law apartments would be coming soon. So, they built it. Now her mother is 95 years and may need some place for her to live. They do need the income. They are looking to do an Air BNB for the summer. Then they got the violations. R. Roeckle states that they won't receive a use variance for this. K. Faiola states that they don't want to subdivide the parcel. She states that they only live on social security income. The workshop/office has its own well and electric and it is tied into the same septic system as their house. She states that she is in front of the ZBA for area variance. R. Roeckle states that is a problem that the septic system tied into the house. He asks how big is he parcel. K. Faiola states an acre. R. Roeckle asks if it is a full acre. He states that he sees .926 of an acre. R. Roeckle states for an in-law apartment you need 2 acres for a principal use. He asks the Board how they feel about this subdivision. The Board agrees that this parcel can not be subdivided. C. Dake states this is not even close to what is permitted. J. Sabanos asks if she can use a carport. R. Roeckle states that this is allowed with a SUP in that district with 2 acres and sewer. K. Faiola asks if she is grandfathered in. R. Roeckle states not unless she has something in writing. C. Dake states that he is looking at the code and he does not see anything that would benefit her. R. Roeckle states how does the Board feel about a variance for this. J. Sabanos states that he is nervous about setting a precedent especially for 1 septic system for a 2-single-family-residents. R. Roeckle states that the Zoning Law states that the septic system should be separate for both residences. C. Dake states that SUP. R. Roeckle states that can't do garage apartment. J. Sabanos states that would force them to add a separate septic. R. Roeckle states it is not feasible to add a new septic. K. Faiola states that this is how the attorney advised her to proceed with this. R. Roeckle states this does not meet the zoning. K. Faiola asks if there is any kind of temporary solutions. R. Roeckle reads the Code for a garage apartment. He states that the Board can only make recommendations to the ZBA. S. Licciardi asks if it is for private use. K. Faiola states not use private use. J. Sabanos states SUP goes with the owner does a variance go with the owner. K. McMahon states no it goes with the land. C. Dake he wishes that he could justify this as an in-law apartment, but he can't. R. Roeckle states that the assessor as this as a dwelling unit. The planning board made the following recommendation: The Planning Board eels that a subdivision of this property is not acceptable, since the property is currently less than one acre and two acres are required for a single-family-dwelling unit in this zoning district. The planning board also recognizes that with the existing structures and utilities on the property, an additional septic should not be installed on the property. The garage /office space currently has a full bathroom connected to the existing septic system, which the applicant has indicated was designed large enough to accommodate the numbers of bedrooms in both structures, and the septic system would be acceptable for a second residential

use/structure on the property. The Zoning Board of Appeals may consider modifying this application to allow an additional 524square foot dwelling unit on the property as it currently exists.

All Board members present were in favor of this recommendation.

Meeting adjourned at 8:48 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary

DRAFT