

TOWN OF GREENFIELD
PLANNING BOARD

November 26, 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, Beth Podhajecki, and Joe Sabanos, Robert Roeckle, Tonya Yasenchak, and Clyde Ronk. alternate. Charlie Baker, Town Engineer is present. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present. Steve Licciardi is absent.

Minutes

November 12, 2024

MOTION: C. Dake

SECOND: B. Duffney

RESOLVED, The Planning Board waives the reading of the and accepts the November 12, 2024, Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Duffney, B. Podhajecki, and J. Sabanos,

Noes: None

Abstain: R. Roeckle, T. Yasenchak, and C. Ronk

Absent: S. Licciardi

Old Business

DAB Towing & Recovery Case#749
TM# 150.-2-34

SPR
183-185 Middle Grove Road

Darien and Bruce Boghsian are present. B. Boghsian states that D. Boghosian is the owner and operator of DAB Town Property Management. As mentioned at the last meeting D. Boghosian started his business in 2011 with one truck. His business has since grown to 11 trucks and 6 employees. They met with the Building Inspector, and the Inspector has decided that D. Boghosian's business is an essential service and it is permitted in the MDR-2 District with a Site Plan Review. He states that it is important to know that the site will not be changed at all. We feel that this project will be considerably less than the previous dumpster project that was previously there. Since September D. Boghosian has cleaned up the property and removed 7, 000 pounds of metal debris and there were pictures of the property included in their application. All the junk vehicles that were there have been completely removed. They are using the same survey that was previously approved by this Board. They storage of any vehicles is completely blocked from the public view. B. Boghosian reads a letter from the neighbor across the street in favor of this project. T. Yasenchak opens the public hearing at 7:07 p.m. Daniel Belanger, Ivy Lane, states that he has used DAB Towing several times and has grown up in Town and they are his preferred towing company. They are professional and a great add to our Town. It not a large corporation coming into Town it is a small family owned operation. This speaks to the kind of business that we want in Town. Ryan Veitch, Route 9N,

states that he has known the Boghosian family for over 20 years and their commitment to doing business and doing business the right way. He feels that their quality of work speaks for itself. They are excited to have this essential service in Town. Max Yas, Middle Grove Road, states that they have used DAB Towing and Recovery several times as well. We are pleased to have this service in Town and they are very pleased with the cleaned up that was done. They had the view of several vehicles and they have been removed. Mary Boldish, Middle Grove Road, states that they are very happy that they are intown and next to her. They have been very considerate to the neighbors and they have done a wonderful job cleaning the property up. They are very considerate and courteous neighbors. T. Yasenchak closes the public hearing at 7:15. The Board reviews Part I Short Form SEQRA. The Board reviews Part II SEQRA.

MOTION: B. Duffney
SECOND: J. Sabanos

RESOLVED, that the Planning Board reviewed SEQRA. All questions were answered "no" and the second box was checked, indicating that this will not result in any significant negative environmental impacts for the Site Plan Review for DAB Towing and Recovery, located at 183-185 Middle Grove Road, TM# 150.-2-34.

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

MOTION: B. Duffney
SECOND: J. Sabanos

RESOLVED, that the Planning Board hereby grants approval for Site Plan Review, for DAB Towing & Recovery located at 183-185 Middle Grove Road, TM# 150.-2-34.

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

Meeting adjourned at 7:23 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board
Executive Secretary