

TOWN OF GREENFIELD
PLANNING BOARD

March 12, 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, Robert Roeckle, and Clyde Ronk, alternate. Charlie Baker, Town Engineer is present. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present.

Minutes

Minutes to be reviewed at the next meeting.

Tupelo Community Forest Case #680
TM# 113.-1-35.1 & 35.2

SUP/SPR
250 & 280 Greene Road

John Cannie is present. C. Dake recuses himself. C. Ronk has full voting privileges for this project. Yasenchak states that the last time this project was in front of the Board was June of 2023 due to this the project will be re-noticed. John Cannie states that this project is located at 250 and 280 Greene Road. Originally this project was made for Mr. Aldrich's family during COVID-19. He states that his client did not realize that he could not open this to the public without getting approval by the Town. This is a recreational facility that will be free for the Community. People can walk, hike, ride bikes, snow shoe, and cross-country ski there. The property was vacant for 70 years when his client purchased the property. The trails are 3.5 miles long. If this project gets approved they are going to be putting it into an easement with Saratoga Plan. The parking area is going to be gravel. They have provided a SWPPP. There are 2 signs on the trails and a sign for the park. They have widened the first 150' of the first trail at the request of the chief and have noted that on the plans, and there are reflective signs on the trails. The hours will be dawn to dusk. They are going to plant hemlock trees for the buffer to the parking area. The parking spaces were increased to 19. NYS DEC visited the parcel two different times and it was 2 different DEC Officers. DEC issued them a permit for the wetlands/stream crossing, which was provided. Army Corp. of Engineers does not require any permits and they provided a letter as well. Aaron Vera, from Verity Engineering states they have 2 basins at the parcel 1 is for the water run off and the other is for disturbance. They did do a soil test and erosion plan. J. Cannie reads the requirements for a Special Use Permit. He states that there are no variances needed for this project. They are combining both parcels that will make a single parcel of 145 acres. The trails are 24' wide with 2-way crossings. This fits in well with the Comprehensive Plan. It is appropriate for the Town. This is something that is completely free for the Town. ATV's are not allowed except if an emergency vehicle is needed. We hope that will never be needed. The neighbors have a SUP at their property and use it as an educational facility. They were going to move the trail to the west, but they can't, because of the wetlands. They are using fallen trees as a fence to the property to the east where the trail is near the property. They are not having any lights at the property. This project is for the public to enjoy nature. R. Roeckle asks if DEC requested the bridges for the stormwater. J. Cannie states that the bridges are not required, however they are going to build them. B. Podhajecki

asks if DEC walked the entire trail system. J. Cannie states that it his understanding, but he can't speak to that. B. Podhajecki states that the water ends up at the Snook Kill. T. Yasenchak states that she talked to DEC and they had concerns about the crossing. J. Sabanos asks if DEC will come out to inspect the bridges. J. Cannie states no, not to his understanding. B. Duffney asks if the trails will be closed if it is too wet. He knows that other trails systems do that. J. Cannie states yes, he believes so that way the trails won't be ruined. B. Duffney states most of the Board went to a Planning and Zoning Conference this year and states that if salamanders are in vernal pools of water the law is that they can't harmed. J. Cannie states that is not in effect until 2025. B. Duffney asks if the Town still has an Environmental Board if so we could send this to them. T. Yasenchak states no, there is a board, but no one is on it, so there is no one to send it to. C. Ronk asks if the fallen trees will be put where people parking. J. Cannie states no. S. Licciardi states that he feels that there should be more to hide the water basin and the parking lot in the front. A. Vera states that they use a seed mix of wild flowers. They could put trees there, but it is a 1 on 3 slope there so they are selective of trees that they can put there, because they won't get much water. He states that he tried so hard to screen the parking lot. He has concerns with additional clearing. DEC has no other options and they can rip out the bioretention area and that will make it look like grass. It is required by NYS. T. Yasenchak agrees with S. Licciardi and states isn't there some sort of screening to make it look less like a retention pond. It is not conducive to the neighborhood. A. Ver states that it protects the lawn and the wetlands. J. Cannie states that there is no other room. T. Yasenchak states that they could have moved the trail 10' over. There needs to be some sort of buffer so it does not look like a retention pond. R. Roeckle asks if the basin can be moved. A. Vera states he does not believe so. B. Podhajecki states that she does not think they have a choice. A. Vera states that there are no other feasible options. B. Podhajecki asks what happens to the basin and where does it go. A. Vera explains what the basin does. B. Podhajecki states nothing can grow in there. A. Vera states no, that they planted a tree in one and it died. C. Baker asks A. Vera could talk about the planting. T. Yasenchak states that make it so that it goes with the neighborhood and it looks more natural. A. Vera states that they use a wild flower mix. He states that they will come up with a planting plan. S. Licciardi asks if there is going to be any fencing along the trail. A. Vera states typically no, not with the 3 on 1 walkable slope. If there is a fence around the wetlands he does not feel the land owner will have any liability for that. B. Duffney states if they put up a fence it won't look natural. It should look natural. J. Sabanos states that a hedge or a smaller bush could brake it up. A. Vera states that he will provide pictures of different bio retention ponds they have done in the past. B. Duffney states there are not many houses on the north side. Needs something to brake it up. C. Baker states that all engineering issues have been met. He does not feel questioning DEC on the required basins is a battle that the Town wants. T. Yasenchak opens the public hearing at 7:49 p.m. V. Walsh, Greene Road, states that there are so many things done without permission from the Town. He feels that this application needs to be denied. It is complex and keeps getting more complex. Karen Wadsworth, Locust Grove Road, states that this is disheartening he never reached out to his neighbors, he just made the project. She states that she called NYS regarding the SUP law. She feels that the trail which is closest to the Walsh's should be closed or removed. There should be a detailed maintenance plan. If this project gets Planning Board approval it should be a temporary approval for year. Mark Powers, Green Road, states that he grew up where the Snook Hill started and it is a dump. He is not in favor of this project. Anna Lalaway, Porter Corners, reads a letter from DEC. It expands the recreation in Town. It promotes physical movement. It is safe and enjoyable for families. With the trails open it will give hands on training of nature and physical activity. T. Yasenchak adjourns the public hearing at 8:04 p.m. T. Yasenchak asks the Board how they feel about reviewing the Short form or long form SEQRA. J. Cannie states that he believes that they provided the short form SEQRA. C. Baker states the long form SEQRA should be provided.

She states that the Board would like a letter from DEC, a planting plan for the stormwater area with picture, and the long form SEQRA. B. Duffney states that with his logging business he has to apply for a permit through DEC and he has to provide a drawing to them so he would like to see that permit. T. Yasenchak asks if the trails will be closed seasonally for water certain times of the year. J. Cannie states that he does not want to set a time that they have to close. T. Yasenchak states that the Board could ask for it. T. Yasenchak states that the Planning Board is not opposed to this project. It is time a consuming process and the Board will not be rushed in doing this. It is a balancing act. They will also need a maintenance plan. R. Roeckle asks if this project is taken over by Saratoga Plan will they maintain the maintenance plan. The SUP stays with the land owner. J. Sabanos asks if the maintenance plan includes snow removal. B. Duffney asks if the DEC Permit is for the bridges. J. Cannie states yes. B. Podhajecki states that won't keep the bikes out of the water. Kids are going to go through the water. Possible put large stones there to deter people from doing that. J. Cannie states that it is not a requirement from DEC. He feels that is overkill. T. Yasenchak states that it should be in the maintenance plan. If during the review it is found out that people are going off the trail it could be added. It could be another fallen tree. C. Ronk asks if the gate will be locked at night. J. Cannie states that he believes that is the plan. A. Vera states that they do not have a violation with DEC.

Alford, M. Case #710
TM# 99.-1-31

Minor Subdivision
113 Howe Road

Michael Alford is present. C. Dake re-joins the Board. T. Yasenchak states that the Board received his updated maps. She states that this project is also a public hearing. M. Alford states that this is a Minor Subdivision. He states that he owns approximately 50 acres and is looking to give his daughter 6 acres to build a house. C. Baker states that it appears that they have a shared driveway. If it is not shared then it should be shown in a different location. T. Yasenchak agrees and states that it does appear that way. M. Alford states it is not a shared driveway he will move it over. C. Baker states that there is plenty of frontage. Look on Google Earth. Site distance is not a problem. T. Yasenchak states no this is pretty straight forward. T. Yasenchak open the public hearing at 8:27 p.m. No one is present to speak regarding this project. T. Yasenchak closes the public hearing at 8:28 p.m. The Board reviews SEQRA.

MOTION: R. Roeckle
SECOND: B. Duffney

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 113 Howe Road, TM# 99.-1-31.

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

MOTION: R. Roeckle
SECOND: B. Duffney

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

- A new map showing the new driveway and not a shared driveway.

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

Noes: None

Abstain: None

Absent: None

Sterling Engineering/Brookview MHP Case #690
TM# 150.-2-6

PUD
3499 Rt. 9N

Tyler Sweet is present. T. Yasenchak states that this project has not been in front of the Board since June of 2023 the Board may re-noticing this project. T. Sweet states that they are looking to expand the mobile home park and feels that this is a good project for the Town. They conducted a number of different studies. They did a traffic study on Route 9N original proposed entrance didn't meet the requirements. They are changing the site plan and the tree clearing. They did noise and a visual study. They will be cutting top of the hill so that the new homes will be eye level to the existing homes. The project will only be visible to a few houses on Canyon Crossing. A privacy fence will be added. They are looking to put the entrance in closer to Sabre Springs, Canyon Crossing, and Pine Robin Road. T. Yasenchak states the Board is still looking for stormwater, drinking water, letters from the school, fire district, and the police. She asks if they have any idea as to when the well will be drilled. T. Sweet states no, the well drillers are very busy and they have put bids out to different companies. R. Roeckle asks if the new well will be near the old well. T. Sweet states no, it will be in the new section. There needs to be distance between them to function simultaneously. It really depends on the driller. R. Roeckle asks if the lots and referenced in the PUD language be clarified. B. Podhajecki states that she is happy that they eliminated the original proposed entrance. T. Sweet states that was a benefit of the traffic study. J. Sabanos asks what the process is for a Planned Unit Development. T. Yasenchak states the PUD is for the Zoning and they are basically writing their own law for a parcel. The Town Board would approve or disapprove it. The Planning Board is the Board that reviews SEQRA. It starts with the Town Board and they referred it to the Planning Board for an Advisory Opinion and SEQRA. Anyone can come in and request this. There are certain things that the Town Engineer will be looking for. She states that this is a very lengthy process. R. Roeckle states that technically a public hearing is not required for SEQRA. J. Sabanos asks if there will be quantitative water. T. Sweet states that they have to do pumping tests and they have to do monitor other wells as they pump. They need to determine the stabilization of the wells. J. Sabanos states that maybe that will ease some concerns to the neighbors. B. Duffney put fencing on Sabre Springs Road. T. Yasenchak states yes, high enough so that headlights are not shining into windows. B. Duffney states block the view and not be noticeable. It should look natural. T. Sweet states that the will look into that. B. Duffney asks for an estimation of school age children in the park. T. Sweet states that they are waiting on the that letter from the school board. B. Duffney asks for a satellite photo with an overlay of the new addition to the park. T. Sweet states that he will include that. C. Dake states the less clearing and tree cutting is great. Removing the proposed entrance should also help with emergency vehicles getting to Sabre Springs and Pine Robin Road. C. Baker states that the traffic study is looking at the existing entrances Manor Court was done at the last expansion. T. Yasenchak states that the Board asked to see a lighting and photometric plant. Sweet states that he does not have that completed yet. There are going to be intersection lighting and a small entry lighting at the driveway. T. Yasenchak states under the assessory buildings what is the size of the recreation field size. T. Sweet states that they don't have a size for the soccer field and play area for the kids. T. Yasenchak states that her concern is the noise. Someone

could be using the field and be using a whistle a lot. T. Sweet states that he will look into moving the recreational area. T. Yasenchak states that the Town has a new fire chief she suggests reaching out to him. T. Yasenchak opens the public hearing at 9:15 p.m. She states that the Board is nowhere near deciding on this project. Nick Frisz, Pine Robin Road, states that he is opposed and he asks MHP to withdraw their application. The property borders his property. His concerns are shared with his neighbors. UMH is a large company out of New Jersey. This will be catastrophic. It will destroy 2 wetlands. Mark English, Pine Robin Road, there is so much wrong with this project and he does not feel that this should be in front of the Planning Board. T. Yasenchak states that the Planning Board reviews it for SEQRA and site plan for the Town Board. It is the Planning Boards purview to review SEQRA. It is the purview of the Town Board to approve the expansion of the mobile home park, not the Planning Boards. The Planning Board will do their job to the fullest. Tom Cronin, Canyon Crossing, states that he agrees with N. Frisz. T. Yasenchak explains how a public hearing works. Ann Frisz, Pine Robin Road, states that if this goes through than the damage will have already be done. Our wells could dry up. Justin Thomas, Route 9N, states that he is concerned about the aquifer and what happens if that collapses. He feels that they need to re-think the road. This is a bad project. Dan Lynch, Pine Robin Road, states that there was a study done stating that by 2050 we will be in a drought zone. He states that he won't be alive then, but his children and neighbors will. 12,000 gallons of water being used each day. He asks if anyone knows if the aquifer will sustain that use. Mike Skura, 28 Pine Robin Road, asks what is drawn out of the aquifer. He states that the septic system was at its capacity. He is not sure how long it is going to last. Water is his concern. Katie Porter, 2040 Route 9N, states that there well is directly affected. Phil Skura, Pine Robin Road North, they are going to remove 2 different wetlands. There is nothing showing how they will be removed. They may want to look into recycling waste water. Vince Walsh, Greene Road, states that is very frustrating, not everyone can speak at a public hearing. He states that there are big issues with this. The presentation was good from Tyler Sweet. Putting the recreational facility in the back is a bad idea. It looks like they are building up the mobile home park with no buffers. What is it going to look like in 10-15 years? He hopes that the Planning Board members read everything that is submitted to them. Chelsea Hillrich, Pine Robin Road, states that this company is out of New Jersey. Mobile home decrease in value and interest rates are very high. NIBY people she does not feel that she is one of those people, but she not in favor of this project. They are mowing down the forest. There was a mobile home community on Saratoga Lake that was bought out and the residents were kicked out. T. Yasenchak adjourns the public hearing at 9:47 p.m. She states feel free to get a letter to the secretary. T. Yasenchak asks the Board if they should re-notice this project for March 26, 2024. C. Baker states that UMH has and will be giving the Board a lot of information that is still coming in. He feels that the Board should hold off on re-noticing the public hearing until they have received all the information. T. Yasenchak states good point. J. Sabanos asks how long does T. Sweet think it will take to get everything to the board. T. Sweet states that he hopes by the end of May. B. Duffney states that he wrote a whole page of notes so the Planning Board does listen to the residents.

Chandler, K. Case #722
TM# 111.-2-21.2

SPR
49 Allen Road

Kevin Chandler is present. T. Yasenchak states that this project is a 6-acre parcel in the LDR District and it is in front of the Board for Site Plan Review, because of the location of the project SPR is required. B. Duffney states that last time he had a small map now he has provided a larger one to scale. R. Roeckle states that the new septic needs to be 100' from the original well and the new well needs to be 100' from the original septic. T. Yasenchak states

that this is unique circumstances. The information provided is adequate. The Board is not looking at the lighting or the trash and they don't have to have a public hearing for SPR.

MOTION: R. Roeckle

SECOND: B. Duffney

RESOLVED, the Planning Board hereby grants approval for Michael Alford for property located at 49 Allen Road, TM# 111.-2-21.2. The Board waived the public hearing Pursuant to Section 105-95 of the Zoning Law and engineered drawing will be provided for the construction of the garage apartment.

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

Noes: None

Abstain: None

Absent: None

New Business

Crochies Properties, LLC Case #7223
TM# 151.-2-8.2

SUP
1935 Rt. 9N

Nicholas Gazetor is present. N. Gazetor states that he is the manager of the company along with his wife, son and daughter-in-law. His son lives in Ballston Spa incase anything is needed from them. They did not realize that they needed to transfer the Special Use Permit upon sale. That is why he is here. 1 of the residents at the apartment has lived there for 15 years. They cleaned up the property and they are working with the residents that lives in the apartments. T. Yasenchak states that 4 family members own the company the Board will need authorization of agent from the other 3 owners. The Board will also need a site plan of the property. J. Reckner states this would require a Special Use permit. T. Yasenchak states they will still need a site plan. B. Duffney states that it was originally a hotel and in the 1970's it was converted and Joe Bulmer borders the property. R. Roeckle asks if they have a survey of the property. B. Duffney asks if the roadway is too close to the right of way. T. Yasenchak states no not for a roadway. Typically, the Board requires a survey. N. Gazetor states that he didn't know he needed a Special Use Permit. Does he need to get a survey. C. Dake states he would not like to have him get a survey if he does not need to. N. Gazetor states that the septic is 99' from the septic. Will he need to move it? C. Baker states no, they can add a water treatment system to it to the well. B. Duffney states isn't this re-existing non-conforming. T. Yasenchak states Article 6 105-52 of the Code gives a list and the Board can ask the applicant to provide scaled drawings showing all the buildings, the well, septic, where the parking is located, lighting, and trash removal. N. Gazetor states he does not know how to get that information. R. Roeckle states possibly Google maps. N. Gazetor asks if there is anything in the archives. T. Yasenchak states that they can look for it, but it is not the Planning Board's responsibility. R. Roeckle suggests to check with the Assessor. T. Yasenchak states maybe the County has something. With a Special Use Permit the Board have a public hearing and they won't set a public hearing until they received the new information.

Provost, C. Case #724
TM# 138.-1-42.12

Lot Line Adjustment
97 Grange Road

Cecil Provost is present. T. Yasenchak states sometimes Lot Line Adjustments can be done administratively, but because this has been done in the past with the Board. C. Provost states that he owns 5 lots on Grange Road. On lot 1A a home was built for his father-in-law and he died a few months later. He is looking to straighten out the lots. The driveways are not changing. T. Yasenchak asks if nothing is changing on lots 1A, 2, or 3. C. Provost states no. T. Yasenchak states include all the lots and it can be included in this action. The Board will need a full-size map and add a note stating the new lot. T. Yasenchak asks the Board how they feel about this project is a modification of the Subdivision or a Lot Line Adjustment. R. Roeckle states Lot Line Adjustment.

MOTION: R. Roeckle
SECOND: S. Licciardi

RESOLVED, the Planning Board hereby grants approval for Cecil Provost for property located at 97 Grange Road, TM# 138.-1-42.12 contingent upon:

- A new map to be provided showing all the lots.

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

Noes: None

Abstain: None

Absent: None

Meeting adjourned at 10:30 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary