

**TOWN OF GREENFIELD**  
**PLANNING BOARD**

**March 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. Robert Roeckle, Charlie Dake, Steve Licciardi, Beth Podhajecki, Tonya Yasenchak, and Clyde Ronk, alternate. Butch Duffney and Joe Sabanos are absent. Charlie Baker, Town Engineer is present. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present.

Minutes

Minutes to be reviewed at the next meeting.

**Old Business & Public Hearing**

Spiak, M. Case #720  
TM# 151.-2-32.111

SUP  
331 Grange Road

Michael Spiak is present. T. Yasenchak states this project is for an Amendment to a Special Use Permit located at 331 Grange Road. The Town Engineer has not had time to review this map, because it was just received today. M. Spiak states that he received the Town Engineers letter. 2 items, on the letter are the manure storage area and that is across the street and he does not see an issue with it. The portable toilets will be placed next to the existing restroom. T. Yasenchak states that the Board requested a letter form Saratoga Plan regarding the events. M. Spiak states that Martha Carver (the original owner) put the property in a Conservation easement in 2006 and in the spirit of the easement and he is in the process of re-doing the easement to reflect that. T. Yasenchak reads the letter from Saratoga Plan and asks if they are in the process of re-doing the easement. M. Spiak states yes. T. Yasenchak states with the SUP is just with the processing just because it is listed as an assessorly use and wine tasting so the Board will still need the letter from Saratoga Plan. The last letter stated what M. Spiak was doing on the property. The private events need to be added to the SUP so that he can have 5 events there. If he is adding any other services that that should be added to the SUP now. M. Spiak states that sometimes 20 people have been having a birthday party or a bachelorette party that is not included in the SUP. T. Yasenchak states that she wants him to succeed and not come back in front of the Planning Board for every little thing. T. Yasenchak states this is more than wine tasting, you are looking to do private events. Once you have approval for everything you are looking to do it will help you and the Code Enforcement Officer. R. Roeckle asks if the tasting barn has a commercial kitchen. M. Spiak states no. R. Roeckle asks if the restrooms are near the wine tasting room. M. Spiak states no. R. Roeckle asks where the tent will be. M. Spiak states it will go where the clearing area is. T. Yasenchak states ask for everything you are looking to do there so he does not have keep coming back in front of the Board. B. Podhajecki states that she thinks moving forward they should decide on how many events. M. Spiak states that it won't be just weddings. B. Podhajecki states that she feels he should be thinking ahead. M. Spiak states that they are only open June through October. C. Ronk agrees add whatever he wants to do now. M. Spiak states that he is not sure what Saratoga Plan will think about it. Saratoga Plan will be doing an impact study. Could the

Planning Board approve that now? T. Yasenchak states no we need that letter from Saratoga Plan. M. Spiak states that he shouldn't be charged for an event. T. Yasenchak states that if someone has people there sitting and eating that should be included in what he has. She feels that he should ask for everything he wants for approval. M. Spiak asks if he would need to submit a new application. T. Yasenchak states no, if he just explains put in place your intent. R. Roeckle asks what is the occupancy for the tasting room. M. Spiak states 50 and they close at 7:00 p.m. T. Yasenchak states than 50 people can come and do wine tasting and if they bring food they can eat it there. M. Spiak states that he would like to add onto his SUP. T. Yasenchak asks if the hours are 11:00 -7:00. M. Spiak states yes. T. Yasenchak opens the public hearing at 7:34 p.m. Stacey MacDonald, Allen Road, asks what is the current SUP approval for. T. Yasenchak reads the approval and states it is very specific and he can not hold events or parties there. T. Yasenchak states there no one else to speak regarding this project she adjourns the public hearing at 7:37 p.m. T. Yasenchak states that most of the engineering for this project are on the southeast of the parcel. C. Baker states that they submitted a significant amount of engineering that he has started reviewing, but just received this last Thursday.

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### **Old Business**

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

SPR  
461 Locust Grove Road

Chuck Marshall and Mike Germain are present. C. Marshall states that he was fearful they were getting to far. They have reduced the phases from 7 to 3. They have to add some switch gear to the project. Originally National Grid said to abandon it which they did and now they are telling them they need one. M. Germain states that they will add it to their next submission. T. Yasenchak states that they Board hasn't been to the site for a site visit in a long time and we also have new Board members now. That is something that the Board might be interested in. C. Baker asks if that surface will be paved or gravel. M. Germain states gravel. T. Yasenchak states that most of the engineering for this project is in the south east of the parcel. R. Roeckle states that the only thing not on the plans is the National Grid switch gear station. C. Baker states that they submitted a significant amount of engineering and he just received this on Thursday and has not had an opportunity to review it all. C. Marshall states that there are no wetlands impacted. The LA Group will do a delineation and they will have it verified by EDP if that is ok with C. Baker. C. Baker states he is fine with that they have a wetlands specialist. R. Roeckle asks if Army Corp of Engineering wetlands are the west side of the parcel. C. Marshall states yes. R. Roeckle suggests that the Board send a letter to NYS DEC requesting lead agency. The Board agrees and asks the secretary to send a letter. C. Marshall asks to set a public hearing for April 30, 2024. The Board agrees to set a public hearing for April 30, 2024. C. Marshall asks if the Board would like to do a site visit can it be before the public hearing. The Board agrees to do a site visit on April 13, 2024.

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Cochise Properties, LLC Case #723  
TM# 151.-2-8.2

SUP  
1935 Rt. 9N

Nick Gazetor is present. T. Yasenchak states the Board asked for a site plan and it was provided. N. Gazetor states the site plan shows 2 buildings and 1 building on the other parcel. It shows the well, parking, trash placement and the parking and the extra parking and each unit has a light at each door. He asks if this could be a permanent SUP. T. Yasenchak states that

the SUP go with the owners of the property so they don't do permanent SUP. C. Baker states that based on the maps it is very difficult to determine how far apart the well and septic are. He suggests a disinfection system as a condition for the SUP. Possibly approve for a year and come back in front of the Board in a year have with copies of the bacteria testing. N. Gazetor asks if it is easier for him to do a new well. C. Baker states that is your choice. N. Gazetor states that he would like this to be a permanent SUP. T. Yasenchak states the Board does not grant permanent approval. She states that he can possibly go in front of the Town of Greenfield Department of Health for possible approval for the septic and well distance. C. Baker states that he certainly could but he has never seen this. R. Roeckle states the SUP should have been transferred to them before the sale of the property it is in our Code 105-59 for transferring a SUP. N. Gazetor states he was looking for Certificates of Occupancy and that is how he found out he needed a SUP. T. Yasenchak states unfortunately that is not what is required. R. Roeckle states the original owner may not have gotten a SUP it may never have been required then. N. Gazetor states that he will do the treatment system. He asks if he can be on the agenda for April 30, 2024 for a public hearing. The Board sets a public hearing for April 30, 2024.

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### New Business

Skidmore College Case #726  
TM# 152.1-14

SPR/SUP  
205 Denton Road

Dan Rowdecker, Bob Kernan, Don McPherson and Bruce Murray are present. Bob Kernan states that the site is located at 205 Daniels Road. They are seeking a Special Use Permit Site Plan Review for there project. He states that this project will have a positive impact to the Town. The Skidmore field now is showing its age and it needs improvements. They have traffic issues. The expansion is pretty tight there and the soils are poor. They have lost a lot of baseballs over the years. They did a feasibility study. They will build the field without cutting into the wetlands. There is existing ACEO on the left and NYS DEC on the right and there is an existing driveway there. Historically the property has been used for fields. On tournament days there could be up to 100 people there. It will be a synthetic baseball field, score board, dug outs and a storage building. The synthetic field is more playable that is why they went with that type. There will be a non-potable water to spray off the field. They will not have a septic system there they will have porta potties. No dumpster, only garbage cans and the college will take care of that. There will be no field lighting. Only in the dug outs and storage. J. Reckner and J. Burwell met them at the property and they sent out letters to the neighbors and they met with them at the college a couple of weeks ago and it went well. They will have a gate at the entrance and that will also be maintained by the college. OPRHP submitted a joint application with ACOE and they have checked with Natural Heritage and nothing. They will need to gets a SPEEDIES permit and a SWPPP. They are looking to move forward as fast as possible hopefully to have this project done by the fall. T. Yasenchak asks how much clearing. B. Kernan states that he does not remember. T. Yasenchak states the Board will need to see the site distance. The Town does have regulations on parking and screening for parking which is Article 11, section 105-51. We will be looking at the landscaping in front of the parking and behind the bleachers. She asks if the bleachers are covered. B. Kernan states no. T. Yasenchak asks when the field will be used, spring through the fall. B. Kernan states yes, but it will also be used for practice. C. Baker states that he would like to see stormwater report and soil borings. He asks if they are proposing any pavement. B. Kernan states no. C. Baker states that Dave Carr, the traffic engineer and suggests that they put fencing around the pond and a landscaping berm along the front to block the parking lot. He suggests that they provide

the Long Form SEQRA because there is more information that could touch on points that the Short Form SEQRA wouldn't. B. Podhajecki states that there are homes close by B. Murray stated that they contacted 6 people (neighbors) and 2 people came to the meeting and 1 neighbor wrote in correspondence regarding this project. She feels this is a positive. T. Yasenchak states that there is a lot of traffic there. D. McPherson states the traffic will be moving to a different road. C. Baker states more target information doesn't mean more resistance. He asks why is there so much resistance for getting the Long Form SEQRA. T. Yasenchak states that she agrees with C. Baker and she also would like the Long Form SEQRA especially because of the pond and that it is a large area. This is not a negative the Board treats everyone fairly. C. Baker states that the SWPPP does identify over 8 acres of disturbance. T. Yasenchak states the Board sets a public hearing for April 9, 2024.

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Rojek, D. Case #728  
TM# 149.-1-119

Minor Subdivision  
96 Kilmer Road

David Rojek is present. D. Rojek states that when he purchased his property in 1988 they had 1.34 acres and over the years he and his wife have purchased a few other parcels. The property is on both sides of the road. In 2016 he added solar and the Board required him to take 1.5 acres from the parcel across the street so that the solar and the home will be on 1 parcel totaling 3.21 acre. Now he is just looking to redo what was done in 2016. Sell his house with the original 1.34 acres. The reason he is looking to do this is because his wife is ill. We need to sell our home and build a smaller home on the 11 acres parcels. He is asking for consideration to bring 1.5 acres back to the original parcel. The current home will be sold knowing that the solar array does not come with it. He has a 60' driveway already there and it is the only entrance to the parcel. He and his wife train agility rescue dogs and use the barn for that. T. Yasenchak states that the 1.7 acres the Board had him transfer to the other parcel was done for the solar array and it couldn't be there alone. This project can go simultaneously with the Zoning Board of Appeals. T. Yasenchak states that he has 2 lots now 1 with the barn and the solar array and 1 with the house alone. D. Rojek states yes, the lot with the barns he is looking to build a new small 1 story home. R. Roeckle states D. Rojek is looking to re-combined the parcel to the original way it was. He asks if it meets zoning. He is looking to go back to the original subdivision. T. Yasenchak states that the subdivision was done for the solar array. T. Yasenchak states that she feels this could be a Lot Line Adjustment. B. Podhajecki states whatever the Board can do to make this work. T. Yasenchak states that there were 2 lots before and there will be 2 lots after. R. Roeckle states that he will probably need a variance. B. Podhajecki asks if a variance is hard to do. T. Yasenchak states that the Planning Board can't speak for the ZBA. The good news is, is this is looking like a Lot Line Adjustment. R. Roeckle states that Zoning Administrator will need to make that determination. T. Yasenchak states she feels that there are no problems. J. Reckner will need to review it, because it is a Lot Line Adjustment.

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Meeting adjourned at 9:11 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon

Planning Board Executive Secretary

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