

TOWN OF GREENFIELD
PLANNING BOARD

April 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. Charlie Dake, Butch Duffney, Steve Licciardi, Beth Podhajecki, 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.

Minutes

MOTION: C. Dake
SECOND: B. Duffney

RESOLVED, The Planning Board waives the reading of and accepts the February 27, 2024

Minutes with minor corrections.

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

MOTION: B. Duffney
SECOND: S. Licciardi

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

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

MOTION: B. Duffney
SECOND: S. Licciardi

RESOLVED, The Planning Board waives the reading of and accepts the March 26, 2024
Minutes with minor corrections.

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

Abstain: R. Roeckle

Absent: None

Old Business & Public Hearing

Skidmore College Case #726
TM# 152.-1-14

SPR/SPR
205 Daniels Road

Bob Kerna, Dan Rodecker, and Bruce Murray are present. T. Yasenchak states that this project has a public hearing. B. Kerna states that they are here to answer any questions that the Board and neighbor's have. The existing site has wetlands on both sides of the property and have been delineated. The parcel itself is 32 acres. It was once used as a youth soccer field. Skidmore College is looking to bring baseball from Denton Road too Daniels Road. They met with the Town Highway Superintendent and the Zoning Administrator at the site. Eventually they will provide a storm water management plan. There will be no lights on the field only in the dug outs and the storage structure. From the west side there is 700' to the next house and the south side there is 500' to the next house from the property. They will be .12 acres of disturbance. The parking lot is 200' from the road. The landscaping they are putting trees every 15 parking spaces because it is a gravel parking area and the trees won't grow well in that. They are asking if the Planning Board can waive the planting of the trees every 15 parking spots. They prefer not to plant trees every 15 parking spots because of the gravel drive. There is a buffer to the north. He felt there is better value to move the trees. They have been in contact with the Highway Superintendent, Justin Burwell. The detention basin will be fenced with split rail fencing to keep with the aesthetics. The field will be synthetic. T. Yasenchak asks if they can supply the regulations for off street parking. They may add a berm. She reads the Code for parking areas. B. Kerna states they will be raising the basin 5'. He states that he does not want to be misleading, but they will be planting ever greens, cedar, and birch trees. T. Yasenchak states driving past there all you see is the fields. T. Yasenchak states what about the other side. B. Kerna states trees in the back. T. Yasenchak states perhaps planting trees down the driveway with trees on the other side. B. Kerna there are trees in the back. B. Duffney states that he was not at the last meeting he would like to see a few trees at the roadway. C. Dake states that he is very ok with waiving the trees every 15 parking spaces. R. Roeckle agrees and states if they pave the parking lot it will need curbing. B. Podhajecki agrees and likes the extra trees. J. Sabanos agrees and looks forward to seeing the traffic study. T. Yasenchak states that the traffic study should be done at the same time and the same time of day and same time as the games are being played. B. Kerna asks not peak time. T. Yasenchak states both are important. B. Duffney asks what time do they start their games. B. Murray states 1:00 p.m. and 4:00 p.m. D. Rodecker starts that when they have double headers they are usually on the weekends. B. Murray states double headers are mostly making up games. B. Kerna asks C. Baker if he is ok having communication with their engineers. C. Baker states that he is fine with communicating with their engineers. J. Sabanos asks about the restrooms. B. Kerna states no restrooms, only porta-potties. J. Sabanos asks about a well. B. Kerna states yes. J. Sabanos asks if there will be a sign. B. Kerna states nothing proposed. B. Murray states that he will look into that and get any details if there are any. J. Sabanos asks if the gate will be locked. B. Kerna states yes. J. Sabanos asks if the water will percolate or drain. B. Kerna states drain into the pond. B. Duffney states is the artificial field same at the college as will be here. B. Kerna states similar. C. Baker asks if the pond will be fenced. B. Kerna states yes, a split rail fence. T. Yasenchak opens the public hearing at 7:30 p.m. Darren Tracy, Daniels Road, states that he is closest to the property to the west. He states that he feels that if the Town can consider working with Skidmore College to widen the shoulder of the

road to add a trail so they could ride bikes or walk to the field. He is not suggesting this to hold up the project. He states that it seems odd to drive there. T. Yasenchak states no one else is present to speak regarding this project. She adjourns the public hearing notice at 7:34 p.m. She states that the Board can review SEQRA. J. Sabanos states that he would like the specifications of the astroturf. He is wondering how it is stabilized. B. Kerna states to DEC standards. He states that the company they are purchasing it from is the biggest synthetic turf company in the world and it is in NYS. R. Roeckle states that he would like to see a Material Safety Data Sheet. B. Kerna states that the rubber helps with injuries. It is made from recycled tires. J. Sabanos asks if the Board can have a tea clip analysis. B. Kerna states yes. The Board reviews Part 1 of SEQRA. B. Kerna states that the parking lot got bigger. The driveway is 24'x200'. T. Yasenchak states that there should be a turn-around for emergency vehicles. B. Kerna states that they ran training buses into the parking lot. J. Reckner states that it is required for fire trucks and ambulances. T. Yasenchak states that J. Reckner the Code Enforcement Officer (is sitting in the front) the Planning Board leans on him as well. R. Roeckle asks how big are the dug outs. B. Kerna states 40'x9'. B. Duffney asks about the bleachers. B. Kerna states that they are portable. T. Yasenchak states the Board reviews Part 2 of SEQRA. She states provide the data sheets, sample of the turf, the training radar, and the traffic study.

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

SPR/SUP
250 & 280 Greene Road

John Cannie is present. T. Yasenchak states that there was a mistake with agenda and the Planning Board has come up with a compromise to allow the applicant to discuss and ask questions. C. Dake recuses himself. J. Cannie states that this project is in front of the Board for a SUP/SPR. He states that they have submitted two letters from NYS DEC in 2023. One from Melissa Neely stating that there is no violations, but they did recommend bridges over the streams. He states that it is not a requirement however, they will do be doing it. The second letter is from Michelle Lafae stating that there is no further delineation needed from NYS DEC. They have provided a maintenance plan and they are proposing hours of operation 7:00 a.m. or sunrise to sunset. Trail closing will be at the discretion of the steward. The steward is Will Ovitt and he will be maintaining the trails. He states that additional screening will be placed. Aaron Vera from Verity Engineering, states that they added 4 dogwood trees plus shrubbery and a few other trees. He states that the details of the 2 bridges and provided that to the Board. They have provided a Long Form SEQRA. B. Podhajecki states that she is surprised that the gate will be open all night. J. Cannie states that they discussed it and they feel that they don't want to do that. They feel it is a big ask to have done. It creates a safety issue. B. Podhajecki states that if the gate is closed and a sign on the gate would protect everyone. T. Yasenchak states public that it is a security issue and sees why it should be locked. She walks her dog at the park on Braim Road and she can't believe what she has seen. She feels the gate should be locked every night. B. Podhajecki states that the neighbors are concerned and she can see where it could enlist in bad behavior. B. Duffney states that he has looked into other parks in the area and Graphite Park is locked and that is a well-traveled road. This road is a back road with residents. He states that this is a back road. He believes that the road should be closed/locked at night. That way no one can get in. J. Sabanos states that he is going to be the devil's advocate he feels that if the gate is locked it could be more of a safety issue. He states we as a society can't police everyone. He feels that it is additional hazard and he won't push this issue. B. Duffney states people have parked in vacant parking lots and went onto his own property. S. Licciardi states that he agrees with both sides and at the end all he really cares about is compliance. T. Yasenchak states that she can see both sides. Her concern is about the public on the property. If that happens the police can go there. She states that this is private property.

T. Yasenchak states who is going to police the area. J. Cannie states Code Enforcement. J. Reckner states that he does not have the authority to remove someone from private property. R. Roeckle states that you can not police everyone in the Town of Greenfield. B. Duffney states that people don't care they just go on anyone's property. B. Podhajecki states maybe have the steward or volunteers can do it. She feels that the trails should be moved. She feels this was rammed down the Boards throats. She asks if the Board can do temporary approval. T. Yasenchak states that if volunteers are called at 11:00 p.m. they won't even answer the phone. J. Sabanos states if the Board makes a conditional approval. J. Cannie states let's talk about conditional approval. T. Yasenchak states no, that is not appropriate at this time. J. Sabanos states he is hoping for a compromise. T. Yasenchak states that has been a tool that the Board has used in the past. They have approved a project conditionally for a year and when the year was up they came back in front of the Board and at that point they did grant final approval. The SUP goes with the owner so if it changes hands they will need to come back in front of the Board to change SUP into the new owner's name. She states that the Planning Board does their due diligence for any and every application. C. Baker states that they have answered all of his NYS DEC and engineering questions. T. Yasenchak asks the Board how they feel about opening the public hearing. R. Roeckle states it is a catch 22, it has been adjourned and he is not sure what the Board should do, B. Podhajecki states that people can read it in the Minutes or there can be a notice on the website. J. Sabanos agrees with the Board, but can the Minutes be put on the website. T. Yasenchak states that when comments on this project you can only comment on the material that has been discussed today and the last submittal from the applicant. Vince Walsh, Greene Road, states that he has been commenting on this project and the land for 2 years. They did not go about this the right way. This is not the way it is supposed to be. T. Yasenchak reads the Code for a SUP. The Board reads everything that is submitted whether it be written submittals or listening during a meeting/public hearing. V. Walsh states that he does not take this lightly. He has spent 4 hours preparing for this meeting. There are endangered animals and aquatic animals are living there as well. Mark Powers, Greene Road, He states that the applicant's attorney is acting like a salesman for the project. He wants the gate closed and locked at night. It is not safe. The plan is poor. When and who will be monitoring the gate. He states that he lives across the street and the car lights shine right into his house. The noise from the cars does not help. He states that he moved to this area for privacy. T. Yasenchak adjourns the public hearing at 9:02 p.m. J. Sabanos asks how much input does the Board need to confirm or deny this application. T. Yasenchak states the Board should be making an informed decision. She states that the Board can review SEQRA first. The Board decides to review SEQRA. This will have nothing to do with the gate being open or closed. J. Sabanos states that it makes sense for someone to have contact info for the steward to have a way to move forward. T. Yasenchak states that or the police cans get onto the property. J. Cannie states that if fire and safety has to come out to the site then J. Reckner will get called there. R. Roeckle states that he suggests somehow they should be working this out with the police. T. Yasenchak states that if someone calls the police then they can go onto the property. B. Duffney states go to other sites that have trails and their gates are not necessarily locked. J. Cannie asks if the Board can review SEQRA so that they don't need to have more than one more meeting to attend. T. Yasenchak states that she is not concerned about the timing, because of the 8 months lapse from the last time they were in front of the Board.

Old Business

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

Lott Line Adjustment
96 Kilmer Road

T. Yasenchak states that 8 years ago Mr. Rojek received approval for ground mount solar on the property he owns on the other side of the road. He had to take a portion of his property (where the house is) and combined it with a portion of his property across the street where the solar array was, so it was not by itself. He is looking to sell his home and use the solar array for the new home he is going to build. The Board has determined that this will be a Lot Line adjustment not a subdivision. She states that there is a Town Law and a Real Property Tax Law to abandon a subdivision. There are a team of people that are working diligently on this. Justin Reckner, Brian Reichenbach, Lorraine Fiorino all have been working on this to facilitate this.

New Business

Mangini, M. Case #729
TM# 164.-1-32.1

SPR
32 Old Stone Ridge

Michael and Robyn Mangini are present. M. Mangini states that he is a new resident in the Town of Greenfield. He provided a packet to the Board members. He states that they cleared the trees to the line. The Home Owner's Association owns about 10 meters behind their property. He states that there were 2 storms that knocked down most of the trees. Most of the trees that are/were left are dead and falling down. It is dangerous to his family they have 2 children. He states that they do have additional trees that need to be removed, because of this. He states that the equipment got stuck in the dirt. He is replanting the trees. He assures the Planning Board that the planting will be done. He states that he had 40 trees delivered today. They are in his yard. He states that the HOA gave him approval to remove the trees. T. Yasenchak asks if they understand why they are in front of the Board. This is was originally done by the developer at the time and the Board went through Cornell Cooperative Extension for the replanting. The Board put in a no cut buffer or a managed scenic buffer. The reason the HOA did a Lot Line Adjustment to give land to the HOA so that money went to the replanting. T. Yasenchak states that this project is the 3rd. time this is in front the Board. She states this is hard for the Planning Board. M. Mangini states that they have spent a lot of money on this project and they won't allow for it not to happen. T. Yasenchak states that she is not doubting that the HOA gave you permission. M. Mangini states that he knows there is a no cut zone on Middle Grove Road. He states that one tree that he is hoping does not needs to come down, but he has more trees that are dead and need to come down. T. Yasenchak states that there isn't a managed scenic buffer anymore. That was not meant to be cut down. The subdivision was approved as a forested hill. If the trees don't have support of other trees then the trees will die. He is looking to plant 40 trees. The HOA should never have told you that you can do this. M. Mangini states that he started on his own land and then it went into the HOA. T. Yasenchak states that the HOA should never have approved that. She is really disappointed with the HOA. M. Mangini states that he would like to plant the 40 trees that he has purchased. They are in his front yard and he does not want them to die. He is looking to plant 50 trees. R. Roeckle asks if the ever-greens are on the bottom of the slope. M. Mangini states yes, 10' Norway Spruce trees. He removed the dead trees because it was dangerous. He wants to unify the ridge and plant 30 Norway Spruce trees and some fruit and maple trees. He plans on planting 50 trees. Robyn Mangini states that the network of trees that were removed are on the walking trail and people are always walking, snowmobiling there. T. Yasenchak states if the tree is dead they can take down, for general maintenance. R. Roeckle states the soil is soft because of the lack of trees. A good rain could move the trees. T. Yasenchak states propose a narrative that shows how the trees will be planted. Add everything that you intend on doing in the narrative. M. Mangini states that he can provide that. He is thinking on planting more than he had

anticipated. The HOA did approve the replanting. In phase 2 they are also going to plant a mixture of soil and seed with wild flower seeds. B. Podhajecki states that her husband had topsoil delivered 8 years ago and a silt fence helped to keep it stabilized. J. Sabanos states that the responsibility is ultimately on the owner. T. Yasenchak states that the last 2 times this property was in front of the Board it was because of the developer. J. Sabanos states that the HOA failed to relay information. R. Roeckle states that the Attorney General enforces the HOA. B. Duffney states that he is really sorry that they were put into this position. The HOA should have informed you. When the original lot was cleared the original developer lied to them. We are in mud season and have been since last July. If planting trees that are 8'-10' tall it will take 70 years to mature. The only thing they can do is replant and shore up the soil. C. Dake states that it looks like they are going in the right direction. S. Licciardi states that he feels the onus is on the HOA. He finds it hard to believe that there was never a conversation had about this. C. Baker would like a soil and erosion sediment plan provided. M. Mangini asks how does he get that. C. Baker states a Certified Professional Engineer can help you with that. T. Yasenchak states that what the Town Engineer is saying is the Board will need standard planting details. Either a landscape engineer or an architect can provide that. C. Baker states also provide that to J. Reckner in case he gets called out there, he has something to review. T. Yasenchak states in the narrative put how many trees that died and trees that will be replanted. The Board has asked for additional information. The applicants have provided a letter from the HOA that has approved the removal and the replanting of the trees. B. Duffney asks how many trees are left. M. Mangini states 5. B. Duffney asks if the root base has been compromised. M. Mangini states that they have 1 tree that is standing on its own that they would like to keep. M. Mangini states that he is not sure. T. Yasenchak states that they Board can give conditional approval. R. Roeckle asks if the trees are ready to be planted. M. Mangini states yes, there were 40 trees dropped off today and are waiting to be planted. J. Reckner states that an erosion and control plan needs to be discussed. M. Mangini asks if they can finish cutting down the other 5 remaining trees and get the ridge soil ready so they can move forward. If they can get the first part done and then come back in front of the Board for the replanting. B. Duffney states that the trees are dangerous they need to come down. M. Mangini asks how to does he keep the trees from dying until they are planted. B. Duffney states keep watering them and they should be fine.

MOTION: B. Duffney
SECOND: C. Dake

RESOLVED, The Planning Board hereby grants approval for Mike and Robyn Mangini for property located at 32 Old Stone Ridge Road, TM# 164.-1-32.1 for phase 1, the removal of the 5 remaining trees due to the fact that it is a safety issue.

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

Wasco, N. & S. Case #727
TM# 152.-2-10.11

SUP
356 Clinton Street

Justin Grassi Esq, Nikolus and Susan Washco are present. J. Grassi states that on one side of the applicant's house is the rail road tracks and on the other side is Skidmore College

town homes. They feel that this is consistent with the neighborhood. They submitted maps and they can use the current septic system and they will use a UN system. C. Baker states that the well may be utilized and possibly shift the septic system. C. Baker states that if they are unable to verify this and if it does not meet the separation distance then they will need to go in front of the Town of Greenfield Board of Health for approval. N. Washco states that they won't meet the separation. C. Baker states that then they will need to go in front of the Variance from the Town of Greenfield Department of Health. T. Yasenchak agrees with C. Baker. She states that it is difficult and hard to tell where the septic system is. This was done after the fact and they are rectifying a violation. C. Dake states that the Code states a garage apartment must be 1,000 square or 40% of the primary principal use (the house). He asks i=how big is the house. N. Washco states 3,200 square feet. C. Dake asks if the garage apartment is a 2-car garage. N. Washco states yes. S. Licciardi asks what is the site plan distances. R. Roeckle states it appears 10' from the property line and it appears that they will need a 35' Variance. J. Grassi asks if there are any other issues. T. Yasenchak states that she doesn't have a problem if everything fits. N. Washco states that there are 3 trenches for the septic system. He states that it is not to scale. T. Yasenchak states the Board is looking for constancy. S. Washco states that 1 neighbor wrote a letter in favor of this and they did provide it. T. Yasenchak states that they Board needs to have a public hearing they can't waive it. J. Reckner states that every building needs t meet the setbacks and if it doesn't they will need a Variance. C. Baker agrees and states from the Town of Greenfield Board of Health.

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

SUP
331 Grange Road

Michael Spiak is present. M. Spiak provides a letter from Saratoga Plan. R. Roeckle asks if Saratoga Plan is in favor of the 5 events at this location. Bonnie Nightingale, of Saratoga Plan, states they eliminated that statement. M. Spiak states that Saratoga Plan will be doing an impact analysis, maybe they will set a limit sometime down the line. He states that he has an agreement with Saratoga Plan. B. Podhajecki asks if M. Spiak is eliminating the small gatherings and only adding the number of large events. R. Roeckle asks if the Board is re-opening the public hearing. B. Podhajecki asks if M. Spiak will be doing both the small events with the 5 large events. M. Spiak states yes. T. Yasenchak states that there is no way to enforce this. Kelly Spiak states no more than 10 large events a year. That is the maximum amount. T. Yasenchak states that the Board will need a letter from Saratoga Plan stating this. She asks if the Board needs to do SEQRA for this project. C. Baker states the Board does not need to do SEQRA for this project. R. Roeckle asks of the Board needs to re-notice the public hearing or just on the website. B. Duffney states just on the website. M. Spiak states that he would like to limit the large events to 5. T. Yasenchak states pick a number and come back in front of the Board. C. Baker states just to clarify the letter needs to be to the Board before the next meeting.

DISCUSSION

T. Yasenchak states that the Board has a site meeting at Stewart's Shop's for 4/13/2024 at 9:00 a.m.

Meeting adjourned at 10:53 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary

DRAFT