

TOWN OF GREENFIELD
PLANNING BOARD

October 29, 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. Butch Duffney, Steve Licciardi, Beth Podhajecki, Robert Roeckle, Tonya Yasenchak, and Clyde Ronk, alternate. Charlie Baker, Town Engineer is absent. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present. Charlie Dake, and Joe Sabanos are absent.

Minutes

October 8, 2024

MOTION: R. Roeckle
SECOND: S. Licciardi

RESOLVED, The Planning Board waives the reading of and accepts the October 8, 2024, Minutes with minor corrections.

VOTE: Ayes: B. Duffney, S. Licciardi, B. Podhajecki, R. Roeckle, Tonya Yasenchak, and C. Ronk

Noes: None

Abstain: None

Absent: C. Dake, and J. Sabanos

Stewart's Shop's Case #726
TM# 164.-1-87.1

SPR
461 Church Street

Chuck Marshall and Mike Germain are present. B. Duffney and S. Licciardi recuse themselves. T. Yasenchak states that there are 4 Board members present, if the Board votes on this project it will have to be a unanimous vote to move forward. C. Marshall states that Stewart's received a letter from SHPO (State Historic Preservation Office) in favor of this project and it was submitted to the Board on October 8, 2024. He feels that his to do list is now complete and they are hoping for approval this evening. T. Yasenchak opens the public hearing at 7:03 p.m. No one is present to speak about this project T. Yasenchak closes the public hearing at 7:04 p.m. The Board reviews Part II of SEQRA. The Board reviews Part III of SEQRA and checks the A box indicating small to no environmental impacts.

MOTION: R. Roeckle
SECOND: C. Ronk

RESOLVED, that the Planning Board completes Part II of the Long Form SEQRA. All questions were answered "no", and the box A was checked, indicating this will not result in any significant negative environmental impacts for a Site Plan Review for Stewart's Shop's for property located at 461 Church Street, TM# 164.-1-87.1

VOTE: Ayes: B. Podhajecki, R. Roeckle, Tonya Yasenchak, and C. Ronk

Noes: None

Abstain: B. Duffney , S. Licciardi

Absent: C. Dake, and J. Sabanos

C. Baker states that all of his concerns were addressed. He asks if the N.O.I. has been filed. C. Marshall states no they need the approval first.

MOTION: R. Roeckle

SECOND: B. Podhajecki

RESOLVED, that the Planning Board hereby grants approval for Stewart's Shop's located at 461 Church Street, TM# 164.-1-87.1, noting that this is a phased project and the noise mitigation is the same as their last approval, with sound study being performed before and after construction and if it is indicated that the noise level is higher than the original decibels, the noise will be mitigated.

VOTE: Ayes: B. Podhajecki, R. Roeckle, Tonya Yasenchak, and C. Ronk

Noes: None

Abstain: B. Duffney, S. Licciardi

Absent: C. Dake, and J. Sabanos

Thibeault, D. Case #745

TM# 151.-1-47.11

Minor Subdivision

12 Darleyne Drive

Deborha Thibeault is present. D. Thibeault states that this parcel is located at Darleyne Drive. She is looking to cut off a portion of her property (2 acres) and sell it. T. Yasenchak states asks the surveyor to show where the house, driveway, well, septic, and the sight distance. For the sight distance, the Board uses ASSHTO Intersection sight distance, so if someone is driving down the road, they have adequate time to stop. R. Roeckle asks if this is the only location for the driveway to meet the sight distance. C. Baker states that D. Thibeault should look at the sight distance sooner rather than later since it could make or break the subdivision. T. Yasenchak states that the Board does not approve reduction in sight distance for a subdivision. There could be concerns based on the location of the driveway. R. Roeckle asks if there are any wetlands on the property. D. Thibeault states that there is a stream in the back of the property. B. Duffney asks if it is on the side of the hill. D. Thibeault states that it is the same slope as the driveway. T. Yasenchak states that the Board will need to see the limits of clearing on the map. C. Baker states that the sight distance is the biggest issue, she should look into that as soon as possible. It is a steep lot 20% of the hill is the maximum and 15% for the septic system. The Board will need to see a preliminary grading plan. He states the sight distance, the limits of clearing and the steepness along with the proposed house, septic system, driveway, and well locations should be on the plans. R. Roeckle states that the 911 numbers are assigned by assessor's office, and the street address will be South Greenfield Road.

Bisciotti, P. Case # 748

TM# 138.3-1-39

SPR

21 Grange Road

Patsy Bisciotti is present. P. Bisciotti states that he owns 21 Grange Road and is looking to leave his RV on the property for 6 months out of the year to live in. T. Yasenchak asks if there anything on the property. P. Bisciotti states yes, a shed. T. Yasenchak reads the definition of a campsite and states that this does not fit within that definition. J. Reckner states that he put him in front of the Planning Board for a Special Use Permit to work through this. T. Yasenchak asks if there is a septic and drilled well. P. Bisciotti states yes, they had to add an ultra violet light for the septic. It is just him and his wife and their 2 dogs. R. Roeckle states it is a 6-month annual thing. P. Biscotti states from late June or July through December. There was a house there at one time, but it burned down. B. Duffney states that J. Reckner indicated that this is a conforming lot he does not have a problem with this. S. Licciardi asks if the RV would tie into the existing septic. P. Bisciotti states yes. T. Yasenchak states that the Board does not have to set a public hearing for a Site Plan Review it is not a shall.

MOTION: R. Roeckle

SECOND: S. Licciardi

RESOLVED, that the Planning Board hereby waives the public hearing for a Site Plan Review for property located at 21 Grange Road, TM# 138.3-1-39

VOTE: Ayes: B. Duffney, S. Licciardi, B. Podhajecki, R. Roeckle, Tonya Yasenchak, and C. Ronk

Noes: None

Abstain: None

Absent: C. Dake, and J. Sabanos

MOTION: B. Duffney

SECOND: C. Ronk

RESOLVED, that the Planning Board hereby grants approval for a Site Plan Review for property located at 21 Grange Road, TM# 138.3-1-39 to keep a RV on the site for 6 months at a time from June or July through December noting that the Planning Board does not have to do SEQRA, the public hearing has been waived, and there is an existing well, septic system, driveway and nothing is changing from the original site.

VOTE: Ayes: B. Duffney, S. Licciardi, B. Podhajecki, R. Roeckle, Tonya Yasenchak, and C. Ronk

Noes: None

Abstain: None

Absent: C. Dake, and J. Sabanos

Meeting adjourned at 7:47 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary

