

TOWN OF GREENFIELD
PLANNING BOARD

October 8, 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, Steve Licciardi, Beth Podhajecki, Joe Sabanos, Robert Roeckle, and Clyde Ronk, alternate. Butch Duffney is absent. Charlie Baker, Town Engineer is present. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present. Clyde Ronk has full voting privileges for the entirety of the meeting.

Minutes

September 10, 2024

MOTION: B. Podhajecki
SECOND: J. Sabanos

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

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

September 27, 2024

MOTION:S. Licciardi
SECOND: R. Roeckle

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

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

Old Business

Bacharach, L. Case #734
TM# 125.-1-31

SUP
3230 Rt. 9N

Lora Bacharch is present. L. Bacharch states that they are returning with alot answers for the Board. She provides a letter from NYS DEC that was written in 2020 and states that the

letter is good for 5 years. There have been a lot of moving parts and currently the owners are throwing a lot at them. They would love to move forward with this and hopefully get approval. They are not looking to interrupt any of the buildings. They have been in touch with Varsity Engineering (they were the owners engineering firm) regarding the septic. Originally the owners were going to have 4 different septic systems for the restaurant. They will be only having 1 septic that will be used just for the staff only. T. Yasenchak that the Board will need a site plan. L. Bacharch states that they have looked into it and it costs \$3000.00-\$5000.00 and does not want to invest that if they can't get approval for it. T. Yasenchak states that the Planning Board is bound by process and she does understand it is a catch 22. L. Bacharch asks the Board if they are going to nix the project then please let them know so they can move on in search of another parcel. She is asking for honesty and openness moving forward. If the Board feels that this project is something that won't work. They prefer to know now before they get into the weeds of it. She understands and respects the process. If the Board feels that this project is not viable they just want to know so they can move on in their search to find a new home for their business. T. Yasenchak states that anything is possible. The Board will be getting into the weeds during the approval process. The Board can only give general ideas. The Town Engineer can't provide any information regarding the septic, because we don't have it yet. She states that the Planning Board has never not granted approval for a Special Use Permit. J. Reckner states that J. Reckner wrote a letter. L. Bachard states that she received a copy of it. She is aware that they will need a variance for 40' frontage. T. Yasenchak states that they will need to get the variance before they come back in front of the Planning Board. The Planning Board can't make a decision until the c=variances are approved. R. Roeckle asks if they can use the current owners survey to get the variances if they F.O.I.L. it. He asks what are the legal requirements the building locations won't change. L. Bachard states that it was all approved by the current owners. T. Yasenchak states no it was not approved. They went through the process, but it was not done. She states talk to a surveyor that was the one that did the survey and see what they can do for them if anything. B. Podhajecki states that she feels this is a great project and would love to see come together. J. Sabanos agrees. T. Yasenchak states that the ZBA only meets once a month and usually they will refer it to the Planning board for an advisory opinion. She states that they may come back in front of the Planning Board while still being in front of the ZBA. C. Ronk states that he feels this is a great project just further up the engineering. C. Dake states that he does not have a problem with this project. S. Licciardi states that he loves to see this moving forward. C. Baker states that he is glad to hear that they are only doing one septic, less impact on the land. The only concern there may be is the noise of the dogs barking. L. Bacharch states the dogs are never outside alone. One of her pet peeves is a barking dog. They actionably have dismissed dogs for excessive barking. T. Yasenchak states that maybe a good to talk to the neighbor, because the Planning Board has to have a public hearing and the ZBA has to have a public hearing. She feels this is a great use of the property they just need to go through the process. Look up the Town's Code on buffers maybe add more trees and possibly fencing. R. Roeckle states that their biggest hurdle will probably be with the ZBA. T. Yasenchak states while going through the ZBA process may need to do more on the property. L. Bacharch states they have budgeted for a fence.

New Business

Whitney, S. Case #744
TM# 139.-1-29.1

SUP
850 Braim Road

No one is present to speak on behalf of this project.

DISCUSSION

Scott Older states that he is present this evening to educate the Planning Board on site distance. He works for NYS DOT. He states that he does not come to the Planning Board meetings, but he reads the Planning Board minutes and he does not understand why the Board uses ASSHTO Standards. He states that the Board is making it hard on residents in the Town. The Board uses ASSHTO Standards for site distance. S. Older states that the Board should be using highway design for the roads. He deals with engineers every day. This is the biggest issue they deal with. It is hard to define the speed on the roads. He would like to know how the Board would like to be educated on this. T. Yasenchak states that this is an educated Board. She states that she is actually an engineer. There are a lot of dangerous roads in town. The Town Board made this law. The Town Board has reached out to NYS DOT to reduce the speed on several roads and the town never hears back from NYS DOT. Every application that comes in front of this Board are asked to have a traffic engineer do the site distance. S. Older states this is unnecessary. They are heavy handed standards. T. Yasenchak states that he is welcome to talk the Town Board. They are the ones that make the laws. S. Older states that he needs to start with the Supervisor. T. Yasenchak states about a month ago there was a lady actually crying at a Town Board meeting because of all the accidents on the road she lives on. R. Roeckle states that the Planning is directed by the Town Board.

Meeting adjourned at 7:31 p.m. All members in favor

Respectfully submitted by,

Kimberley McMahon
Planning Board
Executive Secretary