

**BTOWN OF GREENFIELD PLANNING
BOARD**

April 8, 2025

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by Robert Roeckle Vice-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. Tonya Yasenchak is absent. Clyde Ronk has full voting privileges for the entirety of the meeting. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present.

Minutes

March 25, 2025

MOTION: C. Dake

SECOND: S. Licciardi

RESOLVED, The Planning Board waives the reading of and accepts the March 25, 2025 Minutes with minor corrections.

VOTE: Ayes: C. Dake, S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle and C. Ronk Noes: None

Abstain: B. Duffney,

Absent: T. Yasenchak

Old Business & Public Hearing

Cartier, C. Case #730

TM# 150.-3-40, 150.-3-99, 163.-2-22.1, 163.-2-22.2

Minor Subdivision

1 Sand Hill Road

Justin Grassi, Aaron Vera, Cohen and Melissa Cartier are present. J. Grassi states that this is in front of the Board for a Major Subdivision, however he would consider this project a Lot Line Adjustment, because this is an approved Major Subdivision from 30+ years ago. It was an approved 17 lot subdivision and now it is being reduced to 8 lots. This is a unique subdivision/Lot Line Adjustment. This will not have the traffic of 17 lots. They have pulled 7 driveway permits. They will disturb as little as possible of the wetlands. R. Roeckle opens the public hearing at 7:05 p.m. Lauren Halligan, Sand Hill Road, submitted a letter to the Board. Larry Fine, Southwest Pass, some of the houses will be on a very slope coming up the crest. This could be dangerous. The lots went from 17 to 8 can the lots be connected. R. Roeckle states this could be done provided they meet the requirements. Anyone has an opportunity to subdivided. Darla Baker, Sand Hill Road, states that her concerns are the traffic. There will be

more vehicles on the road. There already are 161 homes in this area including Southwest Pass. The speed limit is 40 mph there and people drive like Nascar drivers. It is unsafe to walk on the road. The noise is so bad that she does not open her windows in the summer. She feels that the Town needs to do a traffic study. Debbie Phillips, Sand Hill Road, states that the traffic on the road is so dangerous and her mailbox is on the opposite side of the road and it is extremely dangerous even walking to the mailbox. She is also concerned about the added houses and their water table. Can they move the mailboxes? R. Roeckle states the location of the mailbox is up to USPS. The Town has nothing to do with it. B. Duffney states that his wife delivered mail and the placement of the mailbox depends on the mail routes. Laurent Phillips states that kids are speeding on motor cycles up and down the road and popping wheelies. Andy Bethan, Sand Hill Road, states that speed is the problem on the road. Leron Gilapin, Sand Hill Road, states electronic speed signs are needed. Edna Ross, Sand Hill Road, states that the traffic is terrible, and it is not safe. Larry Fine asks whose responsibility is it for a traffic study. R. Roeckle states that they can ask the Town for a reduction of speed by asking the Town Board for that. The Town does not have the authority to lower a speed limit without NYS DOT approval. The Town Board can request NYS DOT to reduce the speed. Cody Sargen, N. Creek Road, states that NYS Laws have changed, and wetlands have changed. We do have the Northern Long Eared bat that is on the extinct registry. Mary White, Sand Hill Road, states that before the earlier 3 lot subdivision that traffic is horrible on this road. R. Roeckle states that as J. Grassi stated this is a subdivision approved over 30+ years ago. The wetlands have changed and that is why they are coming in front of the Planning Board. Betsy Laurin, Sand Hill Road, asks how big will the houses be? R. Roeckle states that the Town has no restrictions on the size of the home. Roeckle closes the public hearing at 7:24 p.m. B. Duffney states that the Town Engineer is satisfied with this, just stay away from the wetlands. A. Vera states that they will need to get on the lots to accommodate and avoid the need for a DEC article 24 permit. B. Duffney asks about the Vernal pools. A. Vera states that NYS DEC to delineate the wetlands and then a surveyor will pick it up and stake it out. B. Duffney states B. Duffney states that the driveways are approved by the Town Highway Superintendent. The Board can't control the ice and traffic on the road. He asks how long are the driveways A. Vera states that they are long. B. Podhajecki states that she reads the Town Engineer's letter and that gives her some comfort. There is nothing that the Planning Board can do about the traffic. They will have to go through the Town Board. J. Sabanos states that maybe some mitigation can discourage people such as blind drive signs. A. Vera states there is no reason that anyone can't pull out of the driveways and possibly the turn arounds will encourage people to not back out of the driveway onto the road. and avoid the need for a DEC article 24 permit. B. Duffney asks about the Vernal pools. A. Vera states that NYS DEC will delineate the wetlands and then a surveyor will pick it up and stake it out. B. Duffney states that the driveways on the current lots are approved by the Town Highway Superintendent. The Board can't control the ice and traffic on the road. He asks how long are the driveways. A. Vera states that some are long. B. Podhajecki states that she reads the Town Engineer's letter and that gives her some comfort. There is nothing that the Planning Board can do about the traffic. They will have to go through the Town Board. J. Sabanos states that maybe some mitigation can discourage people such as blind drive signs. A. Vera states there is no reason that anyone can't pull out of the driveways and possibly turn arounds in the driveways will encourage people to not back out of the driveway onto the road. J. Grassi states the applicant is very happy to work with the Town. They have reduced the lots and will look into signage. They will go as far as they can. J. Sabanos states that if there are any changes to this project they will have to come back in front of the Board. R. Roeckle asks if the wetlands have been delineated. A. Vera states that they are working with a NYS DEC

wetlands biologist, they are not working off GPS. S. Licciardi states this is a difficult site and thanks the applicant for their willingness to work with the Town. C. Dake asks what is the build schedule. C. Cartier states they will start with one house as a spec house and probably a 3 year build out. They will not have 9 trucks on the road at once. M. Cartier states that they are a small local company. R. Roeckle asks if the ground water is ok for the septic systems. A. Vera states no the septic system will be raised and are illustrated on the plans. R. Roeckle asks if that there could be a possibility that lots won't be built on. A. Vera states no not on his observation. The Board reviews Part I of SEQRA. The Board reviews Part II and Part III SEQRA.

MOTION: C. Dake

SECOND: S. Licciardi

RESOLVED, that the Planning Board completed Part II and Part III of the Long Form SEQRA. All questions are answered "no or small" and the A box is checked, indicating that this will not result in any significant negative impacts for a Major Subdivision for Cartier Construction located at 1 Sand Hill Road, TM# 150.-3-40, 150.-3-99, 163.-2-22.1, 163.-2-22.2

VOTES:

Ayes: Charlie Dake, B. Duffney, Steve Licciardi, Beth Podhajecki, J. Sabanos, Robert Roeckle, and Clyde Ronk

Noes: None

Absent: T. Yasenchak

Abstain: None

MOTION: B. Duffney

SECOND: C. Dake

RESOLVED, that the Planning Board hereby grants approval for Cartier Construction, LLC for a Major Subdivision for property located at Sand Hill Road, TM# 150.-3-40, 150.-3-99, 163.-22.1, 163.-2-22.2 contingent upon:

- The applicant attempts to seek appropriate signage for the "blind driveway ahead", and other traffic mitigation signage
- The driveways built with turn arounds

VOTES:

Ayes: Charlie Dake, B. Duffney, Steve Licciardi, Beth Podhajecki, J. Sabanos, Robert Roeckle, and Clyde Ronk

Noes: None

Absent: T. Yasenchak

Abstain: None

Meeting adjourned at 8:22 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary

DRAFT