

TOWN OF GREENFIELD
PLANNING BOARD

February 11, 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 Butch Duffney, Steve Licciardi, Beth Podhajecki, Joe Sabanos, Robert Roeckle, and Clyde Ronk, alternate. C. Dake and T. Yasenchak is absent. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present. Clyde Ronk has full voting privileges for the entirety of the meeting.

Minutes

January 14, 2025

MOTION: S. Licciardi
SECOND: J. Sabanos

RESOLVED, The Planning Board waives the reading of and accepts the January 14, 2025 Minutes with minor corrections.

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

January 28, 2025

MOTION: B. Duffney
SECOND: C. Ronk

RESOLVED, The Planning Board waives the reading of and accepts the January 28, 2025 Minutes with minor corrections.

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

Old Business

Bacharach, L. North Country Paws for Obedience Case #734
TM# 125.-1-31

SUP
3230 Rt. 9N

Lora Bacharach is present. L. Bacharach states that she has re-submitted the site plans and nothing has changed. R. Roeckle asks if the septic system is all the way in the back of the property. L. Bacharach states yes, it is the only place they can put it. They have letter from

NYS DEC. R. Roeckle opens the public hearing at 7:05 p.m. No one is present to speak regarding this project. R. Roeckle closes the public hearing at 7:06 p.m. The Board reviews Short Form SEQRA.

MOTION: B. Duffney
SECOND: B. Podhajecki

RESOLVED, that the Planning Board completes Part II of the Short Form SEQRA. All questions are answered "no, or small impact" and the second box is checked, indicating that this will not result in any significant negative environmental impacts for the for a Special Use Permit of North Country Paws for Obedience/Lora Bacharach for property located at 3230 Route 9N, TM# 125.-1-31

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

MOTION: B. Duffney
SECOND: J. Sabanos

RESOLVED, that the Planning Board hereby grants approval for a Special Use Permit for North Country Paws for Obedience/Lora Bacharach, located at 3230 Route 9N, TM# 125.-1-31

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

Seeley, A. Case #753
TM# 99.-1-27

Minor Subdivision
312 Spier Falls Road

Audrey Seeley is present. A Seeley states that she is looking to give her son the back portion of her property. R. Roeckle asks if the new lot is going to be 4 acres. A. Seeley states yes. B. Podhajecki asks if they would need a Variance. R. Reckner states they will need 2 Variances. The lot is 90' wide and he asks the Board how they feels about the new parcel being a keyhole lot. The Board felt that the lot could be considered a keyhole lot. The Board will require sight distance for both driveways and the wetlands needs to be delineated. They will also need to go to the ZBA for an Area Variance. NYS DEC requires 100' buffer and you can't build in the wetlands. NYS DEC is getting stricter. The Board agrees and suggests wetlands delineation to determine the location of the new house on the rear parcel, which maybe require the front lot to be smaller.. The ZBA needs to have a public hearing. The Board feels that they should hold off on setting a public hearing until the Board receives new information. A. Seeley will need to get the Variance first then they will come back in front of the Planning Board.

Meeting adjourned at 7:35 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board
Executive Secretary