

TOWN OF GREENFIELD
PLANNING BOARD

February 25, 2025

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, , Beth Podhajecki, , Tonya Yasenchak, and Clyde Ronk, alternate. Charlie Dake, Steve Licciardi, Joe Sabanos, and Robert Roeckle are absent. Clyde Ronk has full voting privileges. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present.

Minutes

February 11, 2025

Minutes to be reviewed at the next meeting.

New Business

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| Favro, A. & J. & Sutch, B. & Kloss, K. Case #754 TM# 138.-1-66.11 & 138.-1-68 | Minor Subdivision & Lot Line Adjustment 58 & 74 Bump Hill Road |
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Pat Jarosz is present. He is here on behalf of the owners for 58 and 74 Bump Hill Road to request a Lot Line Adjustment and a subdivision for 74. The lot does not have any frontage. T. Yasenchak states that having the frontage is good. That already has a house and a driveway there is no development on that lot. The lot to the west is pretty wet. For the development for the 2 vacant lots is what the Board will be looking at. She asks for the map to show the location of the driveway, house, septic system, well, and the limits of clearing. That way the Board knows that it can be developed and sight distance. The Board does require the sight distance to be ASSHTO Standards for intersection stopping. Not NYS DOT Standards. The Town Engineer asks to the where the disturbance will be and the map should include topography. She states that if he goes to USGS to get the topography. Depending on the clearance and limits of disturbance if it is over an acre the Board will need a SWPPP. That is for the total disturbance for the project. The Board has to look at it as a whole. It needs to be shown on the plan. B. Podhajecki asks where are the wetlands on the property. B. Duffney states the back of property is wet. T. Yasenchak states that once the Board sees the topography on the map it will help. Wetlands may need to be delineated. B. Duffney states that the only question was the wetlands and she brought it up and the sight distance. T. Yasenchak states that it is really important that they meet the ASSHTO Standards for intersection stopping distance if you can't meet that then the subdivision will not be granted. That is why the sight distance is so important. T. Yasenchak states that the Board can set a public hearing. The Board sets a public hearing for March 25, 2025.

Romano, J. Case #755
TM# 138.-1-62 & 138.-1-91

Minor Subdivision
36 Bump Hill Road & 109 S. Greenfield Road

Pat Jarosz is present. He states that this is also a Lot Line Adjustment and a subdivision. He states that they started out with 3 lots combining them together to make 3 lots. T. Yasenchak states that the lots are getting bigger. She asks if the driveway is staying in the same spot. P. Jarosz states yes. T. Yasenchak states that the Board will need the same items as the last project. Limits of clearing and disturbance, the house, septic system, well, driveway and sight distance that must meet ASSHTO Standards Intersection stopping distance, and the overlay of the topography. It is showing that less than an acre which would not require a SWPPP. B. Duffney states that the Board can not speak for a future Board. T. Yasenchak agrees. B. Duffney asks if they know approximately where the house will go? If the driveway is over 500' a turnaround will be required every 500' for emergency services. P. Jarosz states he is not sure, but he will make sure it is whatever the Board directs him. They are increasing a couple lots in size. The Board sets a public hearing for March 25, 2025 providing that the applicants submit any and all information by March 14, 2025. B. Duffney states that this property is higher up and does not think that there are any wetlands on the property.

Chandler, C. Case# 756
TM# 150.-1-73.121

SUP
70 Daketown Road

Cameron Chandler is present. C. Chandler states that he is looking to work on ATV's, side by sides, snowmobiles, and jet skis out of his garage. He states that he has lived there for 17 years. He is looking to do the right thing to continue what he is doing. T. Yasenchak asks J. Reckner what is the classification of this project. J. Reckner states Home Occupation 2. C. Chandler states that he is not having any retail store in there. He states that he schedules drop off's and pick up's, because he does not want people just showing up. T. Yasenchak asks if the vehicles are all recreational. C. Chandler states yes. T. Yasenchak asks if there is a garage C. Chandler states yes, but he is still working on it he is putting electrical and insulation in it. T. Yasenchak states that some of the things that the Board looks for are the outdoor storage and does he keep in them are there parts stored in them? C. Chandler states that with the jet skis uses special tools. He is looking into working with DAB Towing on him being able to park vehicles there or he will find another place to store the vehicles because he doesn't have the room for them all. If they are in storage it is because he is waiting on parts. He states that he can only have 4 or 5 vehicles there at a time. He just wants to get the work done and get them off his property. T. Yasenchak asks if there are vehicles there that are on a list to fix. She states that a client of hers would collect vehicles to fix later. Is that something you do? C. Chandler states that he would take them apart for parts he is getting rid of. He likes to keep it clean so he can find things. T. Yasenchak states if he has something that is no good would you have that hauled away? C. Chandler states yes, not sure how he will, he is looking into see what is the most cost-effective way to dispose for them. T. Yasenchak asks what does he do with the oil? C. Chandler states he bring it to the dealership monthly. Lately I have had to pay to get rid of the oil. He stores the oil in 5-gallon jugs. B. Duffney asks how much oil per machine on an average. C. Chandler 3 gallons per machine. He has not had to bring the oil up in a month in a half. Not every machine needs their oil changed. T. Yasenchak asks if there is a bathroom in the garage. C. Chandler states no. There is no water in the garage. B. Podhajecki asks if the existing septic system should be shown on the plans? B. Duffney states that he likes small businesses coming into Town. Our Town is basically self-sufficient. This addition he feels this is a bonus for the Town. He likes seeing young people make something of themselves. He supports this project. C. Ronk thinks this is a good project and wishes him well with it. T. Yasenchak states that the Town Engineer asked about the location of the septic system she feels that can be something that is hand drawn. Special Use Permits are very specific and the Board will be reviewing all of the criteria and if there is any change such as an

employee or something C. Chandler will need to come back in front of the Board. T. Yasenchak asks about the hours of operation. C. Chandler states 8:00 a.m. to 4:00 p.m. He does work on some weekends. His busiest time he will have 5-10 people at a time coming and going. T. Yasenchak asks about the noise and asks if there is any coming from the garage. C. Chandler states that it will get quieter once the building is insulated. The Board sets a public hearing for March 11, 2025.

DISCUSSION

T. Yasenchak asks J. Reckner where is Tupelo Community Forest as far as process. J. Reckner states the last thing he did for them was inspect the foot bridges. T. Yasenchak states that she has had inquiries. She will review the resolution because she knows that the Board gave them a time limit to come back in front of the Board. She states that she heard that they need to modify. When the Board went through and reviewed the maps it was delineated. NYS DEC did not say that they needed to be delineated further. The Board refers to NYS DEC and her understanding is that the wetlands are encroaching and that is not on the map. If they may have to do some changes then they need to come back in front of the Board. They may need to get approval from NYS DEC. The Board will look into this for the community. B. Duffney asks if they should be in front of this Board. T. Yasenchak states that they need to start somewhere. C. Ronk asks if the Board gets notification if it is in front of DEC. J. Reckner states from what he is seeing they are not doing anything wrong. T. Yasenchak states that this has been a topic at the Zoning Committee meetings. The ZBA has 12-month approvals and the Planning Board has 180 days to be submitted to the County for subdivisions. They are looking at some kind of sunset clause so that things don't get muddy. B. Duffney states what about projects that come in front of the Board and a year or longer have gone by and have not heard from anyone he throughs it away. T. Yasenchak states yes, things like that they are looking to add that to the Code. Tupelo has a Special Use Permit and the Board has the ability to issue a conditional SUP. The Board has granted conditional approval to projects in the past and the applicant was approved for 1 year and come back in front of the Board.

Meeting adjourned at 8:06 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary

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