

TOWN OF GREENFIELD
PLANNING BOARD

January 14, 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. Charlie Dake, Steve Licciardi, Beth Podhajecki, Joe Sabanos, Robert Roeckle, Tonya Yasenchak, and Clyde Ronk, alternate. Butch Duffney is absent. Clyde Ronk has full voting privileges for the entirety of the meeting. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present.

Minutes

December 10, 2024

MOTION: C. Dake

SECOND: S. Licciardi

RESOLVED, The Planning Board waives the reading of and accepts the December 10, 2024 Minutes with minor corrections.

VOTE: Ayes: C. Dake, B. Podhajecki, J. Sabanos, R. Roeckle, and T. Yasenchak

Noes: None

Abstain: S. Licciardi

Absent: B. Duffney

Old Business & Public Hearing

Peyser, C. Case # 741
TM# 138.-2-29

Minor Subdivision
137 Wilton Road

Paul Davis and Cathy Peyser are present. T. Yasenchak recuses herself. R. Roeckle chair's this project. P. Davis states this parcel is 37+ acres and they are looking to make 3 new lots and a total of 4 lots. R. Roeckle opens the public hearing at 7:04 p.m. There is no one present to speak on this project R. Roeckle closes the public hearing at 7:05 p.m. J. Sabanos states that there has been a lot of issues cleaned up. S. Licciardi asks about the sight distance? He states other than that he has nothing outside of the engineering. R. Roeckle asks if they need a permit from NYS DEC to build in the wetlands. P. Davis states yes, if they decide to go in they build the driveway in the wetlands. C. Dake states that he would like to see where the driveways are going to go on the map. P. Davis stats that he forgot about that. They can do that. R. Roeckle states lots 1, 2, and 3 sight distance is substantial. He states that lot 2 the driveway is in the NYS DEC buffer zone and they will need a permit from DEC for that. P. Davis states that we are working on that. R. Roeckle states that NYS DEC regulations have changed as of January 1, 2025. The Board reviews Part 1, Part 2, and Part 3 of the Long Form SEQRA.

MOTION: C. Dake

SECOND: S. Licciardi

RESOLVED, that the Planning Board completes Part II of the Long Form SEQRA. All questions are answered "no" and box A is checked, indicating that this will not result in any significant negative environmental impacts for the for a Minor Subdivision of Cathy Peyser for property located at 137 Wilton Road, TM# 138.2-29.

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

C. Dake states that he would like to see the driveways on the map. J. Sabanos agrees and states that the Board is consistent. S. Licciardi states that the Town Engineer requested a SWPPP at the December 10, 2024 meeting. R. Roeckle reiterates that the Board will need the final SWPPP and the driveways on the maps. Once they get them they can be put on an agenda.

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

SUP
 3230 Rt. 9N

Lora Bacharach is present. T. Yasenchak returns to the Board. L. Bacharch states that they are looking to put a dog training facility there. They will only be doing group training and it will be das only. We will not have any over night boarding. T. Yasenchak opens the public hearing at 7:23 p.m. She states that this project did require variances which were obtained and they did have a public hearing with the ZBA. No one is present to speak regarding this project. T. Yasenchak adjourns the public hearing at 7:24 p.m. T. Yasenchak states that in October the Board stated that they needed a site plan. None of the Board members has concerns with this project. They do need a site plan specific to their project not one that is 4 years old and does not have their name on the site plan. The Board did mention this in October. They understand that they did not want to spend the money if they could not move forward. She asks where is the septic system and where is it going. L. Bacharch states that she is disappointed. T. Yasenchak states that the site plan has to be specific and have their name on it. The Town Engineer stated the same thing in December. R. Roeckle states that they need to also update the parking and show that on the map. It would be beneficial to everyone. B. Podhajecki states that she agrees with the Board members. The septic system does need to be shown on the plan. J. Sabanos asks if the parking lot will be in and out? L. Bacharch states 1 way in and 1 way out. T. Yasenchak states that this map is dated 2020. C. Ronk is in favor of this project it just needs an adequate site plan. S. Licciardi states the site plan should show the trails, fenced in area, and the play yards for the dogs. Hannah, the project manager, asks about the site plan. T. Yasenchak states the septic is not shown on the map and it needs to be certified by a certified licensed professional. L. Bacharch states that she does not own the property yet. She can't get on the property. Hannah, states that they can't there is no running water. T. Yasenchak states they should be able to access the building. They need to have a functioning septic system and test pits. The owner should allow you to do this. She states that the Board holds everyone to the same standards. S. Licciardi states do your due diligence. T. Yasenchak states this is part of the process; the Board just needs to cross the t's and dot the i's.

New Business

Bright Community Trust Case # 752
TM# 150.-3-5, 150.-2-80, 150.-2-53.3

SUP
200 Hyspot Road

Ryan Veitch, Stephanie Farradino, and Brian Ragone are present. S. Farradino states that this project is for Special Use Permit. Twin Leaf Farms own over 200 acres within the 3 parcels. 2 parcels are distinct because they have buildings and addresses. They are looking to have a café, sell Christmas trees, pumpkins, camping, lodging, weddings, parties, and fundraisers. The farm products will be highlighted at the event barn at 200 Hyspot Road. This is in the MDR-1 District. She feels that they fall under agritourism. 200 Hyspot Road is where they will have the retail and café. The NYS agritourism laws are spread out into 2 different sections and the State also has the Right to Farm Law which are in your local law too. They anticipate this will generate revenue and provide exposure to the farm. They are looking at this as agritourism. That help keeps the farm in active use. It also provides exposure to the farm. They are interested in hosting community events. They have an annual fundraiser there for Gateway House, and breakfast with Santa. They are anticipating on applying for a Mass Gathering Permit from the Town Board to be part of Maple Sugars weekend in March. They are working on a Master Plan for the project. They are working on the traffic study. She feels that the impact on near by properties won't be a problem because they are surrounded by their own properties. There will be impacts on travel. They will see once they get the traffic study. They believe that they have adequate community infrastructure this won't be taxed on the school district. The water and septic will be on site. They intend on following the Town's zoning and the Comprehensive Plan. They won't need variances. As things arise they will follow the Town's Code and Laws and come back in front of the Board as needed. Agritourism falls into 4 categories. The first one is agricultural production, the farm store and retail, the event venue, and the lodging. T. Yasenchak states typical when the Board has a Special Use Permit like Fossil Stone Vineyard the other project she points to even though it is not in Greenfield is the Artesian Brewing which was publicized and they started with brewing, and they added tasting and then it morphed to having food trucks and morphed into a full-on venue and it didn't meet the zoning and ultimately had to move. The Board does not want them to paint themselves into a corner. Granting a Special Use Permit is not a Planned Unit Development. SUP's are very specific such as hours of operation. The Board will be making sure that they have everything properly documented. That way they won't paint themselves into a corner. They café in not allowed in MDR-1 zone. A PUD will look at everything. This looks more like a PUD to her. Give the Board everything they want to do and they will look at it as a whole. The trap that people get in to is that they don't list everything they want to do and it ends up not having anything to do with the Comprehensive Plan. The Board cannot give them a Special Use Permit for everything on the list. Giving the Board a Master Plan will help them best. R. Roeckle states that the barn was never actually a barn. R. Veitch states that it was a barn in another Town. R. Roeckle states it wasn't a barn on this property. R. Veitch states no. R. Roeckle states the café is a gray area. Do they own the Meers property? R. Veitch states no. R. Roeckle states they need to show their entire parcels. His concern is that some of the things they would like to do may not fit in the existing zoning laws or meet zoning. Maybe they can start with SUP. S. Farradino states that she wants to play with the law and see what she comes up with. R. Roeckle states that because there is something in State law does not mean it is allowed in a local law. It may or may not work with the zoning. He loves the idea he just wants to see how it works. It is a good use of the existing property. B. Podhajecki states that this project is exciting and cool. It is a little complicated. Maybe the agritourism will work for them. There a lot of different moving parts. B. Ragone states that a SPDES Permit needs to show everything. J.

Sabanos states that from a safety stand point there is a lot to be worked out. He would like to know the hours of operation and the details of the lodging. He is not sure about the café. C. Ronk states that he likes the project and asks if it will be phased? R. Veitch states yes, over 20 years. C. Dake states that he loves the project conceptually. He states that this is a complete application There is a ton of details to work out and feels that they are going in the right direction. S. Licciardi agrees with C. Dake and asks why they don't request a PUD. S. Farredino states they did discuss that back in August, but she can't remember exactly why they went this route. S. Licciardi asks per process wise why wouldn't you do a PUD? There is a vast amount of agriculture exemptions. T. Yasenchak agrees with S. Licciardi. S. Farredino states that she feels that they will get their approval for the Agriculture District in March or April. T. Yasenchak states that the Board will send this to the Saratoga County Planning Department for their review. The traffic study is a big thing. The Town does have Code for buffers. She is not keen on people walking on the road and crossing the street. With all of the venues the Board is very specific and the impact on the impact this project will have on the community. The Board will need to know the maximum number of people for their events.

Meeting adjourned at 8:14p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board
Executive Secretary