

TOWN OF GREENFIELD
PLANNING BOARD

May 14, 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, Robert Roeckle, and Clyde Ronk, alternate. Butch Duffney and Joe Sabanos are absent. Charlie Baker, Town Engineer is present. Justin Reckner, Zoning Administrator/Code Enforcement Officer is present.

Minutes

Minutes to be reviewed at the next meeting.

Old Business & Public Hearing

Skidmore College Case #726
TM# 152.-1-14

SUP/SPR
205 Daniels Road

Don McPherson and Bruce Murray are present. D. McPherson states that they supplied the traffic study, picture off the sign and the plantings. C. Baker states that the traffic study is good there is no projected impact on Daniels Road. The Geo Tech report supplemental was submitted and he believes that is everything that was requested. T. Yasenchak states there are 8 light poles shown and that is not part of the project. It is part of their report just not part of the project. The Board opened a public hearing that had been adjourned. T. Yasenchak re-opens the public hearing at 7:10 p.m. Vince Walsh, Greene Road, regarding the manufactured specs, he submitted a letter with suggestions and he is not sure if the Board read it. Professional soccer players and coaches are getting sick from the AstroTurf. He states that they are plastic grass. He states that professional baseball players have been killed from AstroTurf. Same as football players. He hopes that the Board can pause and look into the AstroTurf. It is not good for people. If it goes in how would it be modified. James North, Greene Road, he agrees with V. Walsh. It does not belong in Greenfield. It stands out like a sore thumb. It is an attractive field and it looks like it should be under a dome. T. Yasenchak states that Board reviews the SUP requirements A-Q. D. McPherson states that they re-located the field. It was a soccer field. T. Yasenchak asks about the specifications on the AstroTurf. D. McPherson states that he believes that was submitted. T. Yasenchak asks K. McMahon if that was submitted. K. McMahon states what you have is what was received. There were only 3 copies provided to the Board and I had to make copies for the rest of the Board. T. Yasenchak asks how would they like to move forward. D. McPherson states that he can email that tomorrow. S. Licciardi asks if the Board can approve this conditionally. C. Dake agrees. T. Yasenchak closes the public hearing at 7:33 p.m. The Board reviews SEQRA part 2 and part 3.

MOTION: S. Licciardi
SECOND: C. Dake

RESOLVED, that the Planning Board completes Part II of the Short Form SEQRA. All questions are answered "no" 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 Skidmore College, for property located at 205 Daniels Road, TM# 152.-1-14.

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

MOTION: S. Licciardi
 SECOND: C. Ronk

RESOLVED, the Planning Board hereby grants approval for Skidmore College for property located at 205 Daniels Road, TM# 152.-1-14 contingent upon:

- Specifications of manufactures AstroTurf including the life span of the AstroTurf and how it will be removed and modified.
- Noting that a Negative Declaration for SERQA
- The turf is lead free.

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

 Tupelo Community Forest Case #680
 TM# 113.-1-35.1 & 35.2

SUP/SPR
 250 & 280 Greene Road

John Cannie is present. C. Dake recuses himself. J. Cannie states that there are 2 votes that need to take place SERQA and for the SUP. The Board reviews Part 2 and part 3 of SEQRA.

MOTION: S. Licciardi
 SECOND : C. Ronk

RESOLVED, that the Planning Board completes Part II of the Long Form SEQRA. All questions are answered "no" 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 Tupelo Community Forest, for property located at 250 and 280 Greene Road, TM# 113.-1-35.1 and 35.2

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

The Board reviews the SUP requirements question A-Q. S. Licciardi states the public hearing has been open since July 12, 2022 through April 30, 2024. T. Yasenchak asks J. Reckner states what happens if something is not in compliance what actions would be taken. J. Reckner states there would be a violation against the applicant and if not, remedied SUP can be revoked.

MOTION: S. Licciardi

SECOND: C. Ronk

RESOLVED, that the Planning Board hereby grants temporary approval for Tupelo Community Forest for property located at 250 and 280 Greene Road, TM # 113.-1-35.1 and 113.-1-35.2 :

- The applicant will need to come back in front of the Board in 1 year to possibly grant permanent approval.

VOTE: Ayes: S. Licciardi, B. Podhajecki, R. Roeckle, and T. Yasenchak

Noes: None

Abstain: C. Dake,

Absent: B. Duffney and Joe Sabanos

J. Cannie states that there are provisions in the Code for renewal. T. Yasenchak states that this Board cannot act for any future Boards. She states that SUP goes with the owner not the land.

55 Wilton Road, LLC Case #734
TM# 126.-1-87.1

SPR
55-59 Wilton Road

Frank Plumbo and Paul Young are present. C. Dake re-joins the Board. F. Plumbo states that they are in front of the Board for a Lot Line Adjustment and Site Plan Review. T. Yasenchak states that the Board approved the Lot Line Adjustment at their last meeting. She states that she lives in the vicinity of the property and feels that it will not affect the way she looks at this project. C. Baker states that there are separate sub surfaces for this project, the septic and the barn stalls. He states that they are compliant with NYS DOH and the Town. T. Yasenchak states at the last meeting they stated that the Lot Line Adjustment was for agriculture. She asks C. Baker if the Board needs to review SEQRA. C. Baker states yes, the barn is over 4,000 square feet. R. Roeckle asks if the large string of trees are going to be removed. F. Plumbo states yes. P. Young states that they are re-doing the existing well and replace it in the same spot. The Board reviews SEQRA.

MOTION: C. Dake

SECOND: R. Roeckle

RESOLVED, that the Planning Board completes Part II of the Short Form SEQRA. All questions are answered "no" 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 College, for property located at 51 Wilton Road, TM# 126.-1-87.1

VOTE: Ayes: C. Dake, S. Licciardi, B. Podhajecki, R. Roeckle, and T. Yasenchak

Noes: None

Abstain: None

Absent: B. Duffney and Joe Sabanos

T. Yasenchak states that this is part of the Lot Line Adjustment. F. Plumbo asks if the mylar and paper copies need to be signed by the Town. T. Yasenchak states correct.

MOTION: C. Dake

SECOND: S. Licciardi

RESOLVED, that the Planning Board hereby grants approval for a Site Plan Review for property located at 51 Wilton Road, TM#126.-1-87.1

- Noting that there was a Negative Declaration for SEQRA.

VOTE: Ayes: C. Dake, S. Licciardi, B. Podhajecki, R. Roeckle, and T. Yasenchak

Noes: None

Abstain: None

Absent: B. Duffney and Joe Sabanos

Stewart's Shop' Case #715
TM# 164.-1-87.1

SUP
461 Locust Grove Road

Chuck Marshall is present. T. Yasenchak states that 461 Locust Grove Road is Stewart's Shop's official address. She is not sure why this is their address, but it is. It should be modified. S. Licciardi and C. Dake recuse themselves. T. Yasenchak states there is pending information to come in from Stewart's engineer and since it came in less than 10 days and C. Baker can't make any responses on this project. The LA Group sent the wetland delineation in. C. Baker states that he has not see it yet. C. Marshall states that the wetlands have been flagged and they will provide an updated Site Plan. It will be amended. C Marshall states that they get 75% of their water from the City of Saratoga. The traffic information was sent to C. Baker it is one trip traffic entrance. He asks how the Board would like the traffic looked at. T. Yasenchak states that the Board did not receive any new information on this project. The Board will not re-open the public hearing tonight. C. Baker states that he does not anticipates any vehicles changes trough out the property. C. Marshall states that a letter came from Creighton Manning for the truck traffic. T. Yasenchak states just have that all labeled in the format. R. Roeckle asks when they found the wetlands did it involve in any of the buildings being replaced. C. Marshall states that they shifted the berm to the north west. T. Yasenchak states show it o the plans. She asks any idea when thy will get the survey back. C. Marshall states that not sure hoping within a month or two. C. Marshall states that he provided the delineation and they will have EDP evaluate it. C. Baker states that he will check with their wetland's specialist. C. Marshall states that when he does his next submittal he is wondering that the information that he submitted on May 14, 2024 via hand delivery does not have to be submitted again. It will reference it, he just didn't want to re-print it. T. Yasenchak states that is fine.

Saratoga Escape Case #734
TM# 126.-1-81.1

Amendment of SUP
255 Brigham Road

Ray Shephard is present. C. Dake and S. Licciardi re-join the Board. C. Dake states that he owns the property that is 100' from this property. He feels that he will be objective. T. Yasenchak states that this is an amendment to SUP. R. Shephard states that their engineer was supposed to be present, however he had an emergency. He states that the last time they were in front of the Board was in 2008. They have been active for 30 years. He states that this is a public safety issue. T. Yasenchak asks if they have increased their number of sites. R. Shephard states no, they are not proposing any new sites. T. Yasenchak asks K. McMahon if she can find their last approval just to confirm. She states that the old map should show the existing sites. R. Shephard states that they got a permit from DEC and got a SPEDES permit. T. Yasenchak asks if they have 112 sits and 8 seasonal cabins. R. Roeckle states that the Board needs to see that there are the same number of sites that was approved in 2016. T. Yasenchak states that she wants to make sure that they have the right number of sites. She asks if every campsite has hook ups. R. Shephard states only what is specified in the plans. T. Yasenchak asks how many total camp sites, cabins, and tent sites. She asks if the tent sites have public bathrooms. R. Shephard states correct. R. Shephard states that he is under the impression that the Town Engineer will review this. T. Yasenchak states that the Board will need to have a public hearing on this project. She explains how a public hearing works. T. Yasenchak asks if the Board needs to review the Short Form or the Long Form SEQRA. C. Baker states he is not sure if they disturb more than one acre they will need to do a Long Form SEQRA and have a narrative from DOH.

DISCUSSION

V. Walsh, Greene Road asks if he can ask a question about procedure. Why didn't the Board open the public hearing for Stewarts? You did it for Tupelo. He states that Karen Wadsworth has been present for the 15 years for all of Stewart's applications. He does not think it is fair the public hearing was not opened. He states Skidmore asked for a public hearing and never showed up the first time it was on the agenda for a public hearing and that was approved. T. Yasenchak states they were not approved it was contingent. They were present at every other public hearing. The reason the Board did not open Stewart's public hearing was because they have not submitted anything new. C. Baker gave them a letter at their last meeting and that is why they were on the agenda this evening. V. Walsh states there are 5 more bike parks coming this way. T. Yasenchak states the Board tries to be fair to both the applicants and the residents. They can only discuss process. Erika Walsh states there is environmental degradation regulations and asks who is monitoring that. T. Yasenchak states that she is not sure she is not Code Enforcement. Enforcement is not in the Boards purview. E. Walsh asks what happens if her neighbor's property gets broke in who is responsible for that. T. Yasenchak states not Code Enforcement. If they have no way to prove things are being done there is nothing anyone can do. It is a public road. V. Walsh states once this are approved and it does not meet the setbacks what happens them. J. Reckner states they will need to apply for a building permit and meet the setbacks. If an accessory structure is 144' or under then you don't need a building permit.

C. Baker states that he is having an issue with not receiving the materials in time for his review. He states that he didn't receive his packet until yesterday. There is no way he can review all this information in this short amount of time to be prepared for a meeting. He states that he does not have a problem picking his packet up he has done that many times. Also, he can receive information electronically. T. Yasenchak states that K. McMahon and herself have spoken and decided that C. Baker does not need an agenda to receive information. K.

McMahon will prepare a packet for him on Monday after the submittal date. That way C. Baker will get his packet sooner.

Meeting adjourned at 9:47 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary

DRAFT