

**TOWN OF GREENFIELD**  
**PLANNING BOARD**

**April 29, 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, Beth Podhajecki, Joe Sabanos, Robert Roeckle, Tonya Yasenchak, and Clyde Ronk, alternate. Justin Reckner, Zoning Administrator/Code Enforcement Officer is absent. Butch Duffney and Steve Licciardi are absent. .

Minutes

April 8, 2025

MOTION: J. Sabanos  
SECOND: C. Dake

RESOLVED, The Planning Board waives the reading of and accepts the April 8, 2025 Minutes with minor corrections.

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

**Old Business & Public Hearing**

Romano, J. Case #754  
TM# 138.-1-62 & 138.-1-91

Lot Line Adjustment & Minor Subdivision  
36 Bump Hill Road & 109 S. Greenfield Road

Pat Jarosz is present. P. Jarosz states this project is a 2 lot Minor Subdivision and a Lot Line Adjustment at 109 South Greenfield Road. 1 lot is a keyhole lot and they were able to obtain the 40' for the frontage. They took frontage from the adjacent lot to get the 40'. The vacant lot is 4.66 acres. J. Sabanos asks if they addressed the sight distance last time? T. Yasenchak states yes, and it is on the maps. She states there is a sign on the property that states that if sold it could be subdivided into several parcels and that is misleading. It is a 3-acre minimum for zoning in that district. Frontage is a requirement. If the Board approves this application tonight they are not approving several parcels it is only 2 lots. She is not blaming P. Jarosz for the sign she understands that he is just the representative. However, it is false advertising and frustrating. T. Yasenchak opens the public hearing at 7:12 p.m. No one is present to speak on this project and no one spoke about this project at the last public hearing. T. Yasenchak closes the public hearing at 7:13 p.m.

MOTION: C. Dake  
SECOND: C. Ronk

Specially with a

RESOLVED, that the Planning Board completed Part II and Part III of the Short Form SEQRA. All questions are answered "no or small" and the second box is checked, indicating that this will not result in any significant negative impacts for a Minor Subdivision for Jon Romano, at 109 S. Greenfield Road and 36 Bump Hill Road, TM# 138.-1-62 & 138.-1-91.

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

MOTION: C. Dake  
 SECOND: J. Sabanos

RESOLVED, that the Planning Board hereby grants approval for a Minor Subdivision and Lot Line Adjustment for J. Romano, located at 109 S. Greenfield Road and 36 Bump Hill Road, TM# 138.-1-62 and 138.-1-91.

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

\_\_\_\_\_  
 Skidmore College Case #757  
 TM# 152.-1-14

Amendment to SUP/SPR  
 205 Daniels Road

Bob Kernan and Bruce Murray are present. B. Kernan states they are proposing a 10'x 24' 2 story building with storage and an ADA bathroom and on the second floor there will be a press box. They will use water from their existing well. They have sent a sample of the water to be tested and have not received the results at this point. They did receive Charlie Baker's letter and have reached out to NYS DOH regarding the holding tank for the bathroom and have not heard back from them at this point. They will still use porta-potty's when they have big events. B. Kernan states that they are hoping to get approval tonight. B. Murray states the real driving force for this project is the press box to view the games and he just thought that they can add the handy cap bathroom with the storage area for the motorized maintenance vehicle. T. Yasenchak asks how does that sit with the commercial Code. She is not sure T. Yasenchak asks if they will still have the port-potty's? She states that people will always go the plumbed facility. It's human nature. B. Murray states that it was his idea to add the bathroom for handicapped accessibility. T. Yasenchak states that they need to check the Code for bathrooms. B. Kernan states that the bathroom is not based off the amount of people attending and event/game. T. Yasenchak states that he would have to talk to J. Reckner to make sure that he does not have a problem with the use. The Board does need to have a public hearing for this project. R. Roeckle states that at the park in Middle Grove has 2 bathrooms with 2 or 3 soccer fields and he is not sure what the Code is. B. Murray states that they bring a trailer full of port-potties. T. Yasenchak states she would like to check with J. Reckner, because she does not want to set a precedent. This is a modification to a Special Use Permit and in our review they Board will answer question A-Q for Special Use Permits and part of those questions are water and sewer. She states modifications to the Special Use Permit is not a big deal. R. Roeckle states that he does not have a problem with this project. He asks if the press box is above the storage and bathroom will be ADA compliant. B. Kernan

Specially with a

states yes. R. Roeckle states that they have a press box at the Porter Corners field on a second floor and the Town had to obtain a variance from the State. T. Yasenchak asks if they can get a letter from the architect stating that it meets Code. He states that is 1 bathroom enough and it meets the ADA requirements. He states that a single stall bathroom is also good for a family setting. J. Sabanos states that he is no expert in Code, but he wonders about fire alarms and egress and what is required with a gas-powered vehicle stored in it. B. Kernan states they will get it in writing. J. Sabanos asks if they are going to have any lighting. B. Murray states only in the interior of the press box. C. Ronk states depending on the quality of the water how would that be restricted. B. Murray states that the hydrant has a locking mechanism on it. R. Roeckle asks if there is a hand washing sink and toilet. C. Dake asks what has changed since original approval. B. Kernan states funding. B. Murray states that the bathroom was his idea just for ADA compliance. C. Dake asks if this will have any affect on the water table. B. Kernan states that he has to come up with a formula to figure out with how many flushes and so forth. They increased the size of the tank to 1500 gallons. He thinks that it will need to be pumped once or twice a year. C. Dake states that regardless of the size of the tank there is a gallon of water leaving the water table. He asks if those numbers are small enough that it won't be seen in 100 years. T. Yasenchak states this is the lowest point in Town. The reason why they want to do the holding tank is because of the water table. The water table is so high in that whole area. She does not feel that is going to be a problem. She states that before Stewart's went to the County sewer they went through millions of gallons of water and they were trucking it off site in their beverages and nothing ever touched the water supply in that area. This would probably help with people who are having issues. B. Kernan states that they know that it would have to be a pump system, very elaborate in the wetlands and didn't want to do that. T. Yasenchak states that she knows that Skidmore used to rent out the field to high schools will they still be doing that. B. Murray states that they did in the past for some pony leagues, but it is nothing major. Within a 2- week period there might be 2-3 times it is rented. He does not see the college renting this field out. Maybe they will rent out Denton Road field. The Board sets a public hearing for May 13, 2025. T. Yasenchak states the Board will need a letter from the architect stating the bathrooms are sufficient and whatever they can do for C. Baker about the holding tank. B. Murray states that he added the bathroom as a good gesture. He does not want this to hold them up. T. Yasenchak states that it maybe something they can do contingent upon if they don't hear back from NYS DOH within 2 weeks. None of the Board has a problem with the building.

---

Meeting adjourned at 7:44 p.m. All members in favor.

---

Respectfully submitted by,

Kimberley McMahon  
Planning Board  
Executive Secretary