

TOWN OF GREENFIELD
PLANNING BOARD

August 26, 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, Butch Duffney, Steve Licciardi, Beth Podhajecki, Joe Sabanos, Robert Roeckle, Tonya Yasenchak, and Clyde Ronk, alternate.

Minutes

To be reviewed at the next meeting.

Conant, E. Case #
TM#

Minor Subdivision
163 & 165 Wilton Road

Elizabeth Conant and Alisa Dalton are present. A. Dalton states that she submitted all the information that was requested from the Board. Kurt Bedore did the site distance and Dan Wheeler added everything to the map. Each single-family residence will have an easement for the use of the driveway. T. Yasenchak states that the Town Engineer put in his letter that the deeds be added and after Town Council approves them, she will sign the maps. J. Sabanos asks if the deeds will go to the owner or the tax map. T. Yasenchak states to the purchasers. A. Dalton asks where should she submit the deed? T. Yasenchak states to submit it to the Building Department. T. Yasenchak states that the Board adjourned the public hearing and opens the public hearing at 7:09 p.m. No one is present to speak about this project T. Yasenchak closes the public hearing at 7:10 p.m. T. Yasenchak states that she does not feel that the Board needs to review SEQRA because there are 3 homes on the property and this will separate all 3 single-family homes, so they are on their own parcel.

MOTION: R. Roeckle
SECOND: B. Duffney

RESOLVED, the Planning Board hereby grants approval for a Minor Subdivision for Elizabeth Conant, located at 163 & 165 Wilton Road, TM# contingent upon:

- The language for the deeds for the new parcels be provided and reviewed by the
- Planning Board Chair and Town Council.

DISCUSSION

T. Yasenchak states that recently on July 29, 2025, the Board had a late night and thank all the Board members. She asks the Board how they feel about setting a curfew for long/big agendas? She states that the Board tries to balance all the projects that come in. R. Roeckle asks if the Board would be postponing new projects or old ones. B. Duffney asks if any other

Town's do this. T. Yasenchak states yes, the Board could decide not to start any new business after 10:00 p.m. That could slow up small projects for 2-4 weeks. R. Roeckle states when the Board has new projects on the agenda, it does not take as long as a project that is public hearing and it is controversial. R. Roeckle states that the meeting could go longer as it was a controversial project and they are requesting an amendment could be long as well. B. Duffney states new projects usually move quickly the first time on the agenda.

Meeting adjourned at 7:29 p.m. All members are in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary