

TOWN OF GREENFIELD
PLANNING BOARD

December 30, 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, Butch Duffney Beth Podhajecki, Joe Sabanos, Robert Roeckle, Tonya Yasenchak, and Clyde Ronk, alternate. Justin Reckner, Zoning Administrator/Code Enforcement Officer, is absent.

Minutes

November 25, 2025

Minutes will be reviewed at the next meeting.

New Business

Cornell, C. Case# 25-024
TM# 138.-1-19.12, 138.-1-19.2

PUD
62 S. Greenfield Road

Trevor Flynn and Ryan Pezzulo are present for the applicants. R. Pezzulo states that they are looking to integrate commercial, residential, and green energy uses while maintaining the existing business operations. T. Yasenchak states that PUD is a detailed process. The Planning Board will do all the legwork, and the Town Board will approve or disapprove after the Planning Board does their job. She states that the Board will need the full long form SEQRA prepared to see the maximum extent of the site. T. Yasenchak states that Prestwick Chase similarly came back in front of the Board a few years back looking to do single-family residences along with 2 and 3 story buildings. The Town Engineer will need to see the full possible build out. C. Dake asks if this can be done that way. T. Yasenchak states yes, it can be modified. B. Duffney states that Prestwick Chase did it that way. T. Yasenchak states that the Planning Board is very proactive to keep business in Town. R. Pezzulo states that they would like to do the project in 2 phases. T. Yasenchak states that the Board will need to see the bigger picture. T. Flynn states that the original previous permit from C. Cornell's dad did not transfer over to C. Cornell. He states that there is a constant rotation and the moving of vehicles. He has a recycling center and a residence. The overall goal is to keep the flow going. They are also proposing 4 new loading docks and move the septic to the north. C. Dake asks if the septic can be moved to where the well is now. T. Yasenchak states yes. If the septic is closed. S. Licciardi asks why a PUD if there is so much that will be done at different times. T. Flynn states it is not in the Code. T. Yasenchak explains a Use Variance and that 5% is approved nationwide. She states that years ago the Town did not have any solar regulations and Skidmore wanted to add solar so they did a PUD. T. Flynn states maybe they will pull the solar out of the residential part of the PUD. He states that he will talk with Casey Cornell about removing the residential aspect of the PUD. R. Roeckle states that the salvage yard does not have any setbacks, they should look into buffering between the salvage yard and other uses. S.

Licciardi states that he would like to see a master plan, he feels that would be helpful. T. Yasenchak states that PUD's are very specific. She states that the Board needs to know the meets and bounds. C. Dake states that the small lot looks orphaned out, but GIS shows that it is part of the larger parcel. R. Roeckle states the Board will also need to see the future parking. J. Sabanos states that the goal is to get closest the Code as possible. T. Yasenchak agrees. B. Duffney states that T. Yasenchak and R. Roeckle listed everything to move forward easily. He states now you need to fine tune to what the applicant really wants. This is a true recycling center. The simpler the PUD the quicker the process will be. C. Ronk states reducing the scope will go quicker. T. Flynn states they need sight distance, storm water, and the basic building design. The Board agrees.

Ferguson, D. Case# 25-025
TM# 123.-3-10

KROD Overlay District
345 Plank Road

Trevor Flynn is present. T. Flynn states this is a unique lot and there are a lot of right-of ways and a steep slope. They are looking to build a single-family residence with a walk-out basement in the KROD overlay district. This project includes natural stone materials, dark brown to black siding, with earth tone accents. The project addresses various requirements such as dark sky lighting, glazing calculations, and setbacks from the Sky Ranch subdivision. The site plan accounts for existing right-of-ways, a steep slope, and a septic field design T. Yasenchak states that the Town Engineer asks for the grading. J. Sabanos asks for more information on the storm water catches. T. Yasenchak states that there should be pull-offs every 500' and the easements to the back property. She states that the Board and the Town Engineer will need to see an erosion and sediment plan. C. Dake states that he would like to see limits of clearing. T. Yasenchak agrees. The Board sets a public hearing for February 24, 2026. T. Yasenchak states that if they get the information sooner, they can be placed on an agenda sooner if the public hearing can be noticed in time.

Romano, J. Case# 25-026
TM# 138.-1-97.3 & 138.-1-91

Major Subdivision
24 Bump Hill Road

No one is present for this case.

DISCUSSION

T. Yasenchak states that the Board received a public notice from the Town of Wilton for an Area Variance for sign size on Route 9, the Board does not have any objection to the sign. It will not be seen in Town.

James Alberts owns property at 440 and 460 Lake Desolation Road and there is a large building going up at 430 Lake Desolation Road and his concern is that it is being done illegally and they have clear cut the entire parcel. The Board suggests that J. Alberts reach out to NYS DEC and the Code Enforcement.

Meeting adjourned at 8:45 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon

DRAFT