

TOWN OF GREENFIELD
PLANNING BOARD

November 25, 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. Justin Reckner, Zoning Administrator/Code Enforcement Officer is absent. Butch Duffney is absent. Clyde Ronk has full voting privileges for the entirety of the meeting.

Minutes

October 14, 2025

MOTION: C. Dake

SECOND: S. Licciardi

RESOLVED, The Planning Board waives the reading of and accepts the October 14, 2025, Minutes with minor corrections.

VOTE: Ayes: C. Dake, S. Licciardi, J. Sabanos, R. Roeckle, T. Yasenchak, and C. Ronk

Noes: None

Abstain: None

Absent: B. Duffney and B. Podhajecki

New Business

E C Braim Rd. LLC Case#25-022
TM# 139.-1-29.1

Major Subdivision
850 Braim Road

John Cannie and Paul Young are present for the applicant. J. Cannie states that this project is a 5 lot Major Subdivision with 52 acres. He states that there are significant wetlands and slopes on the property. He is looking to seek lead agency from the Planning Board for SEQRA. He does not feel this is a cluster subdivision. There is 19+/- acres of wetlands on this property, 10 acres of steep slopes and 45 acres of untouchable land. There is a structure on the property that will be demolished. All 5 lots all have sufficient frontage. NYS DEC has given then verbally accepted the property to delineate it. They will be applying to NTS DEC and ACOE for the wetlands for permitting. T. Yasenchak states that J. Reckner and C. Baker noted that the driveways exceed the required slope. J. Cannie asks if that is because of the slopes? T. Yasenchak states yes. She states that sight distance needs to be added to the maps and the Board requires ASSTHO Standards for intersection stopping. R. Roeckle states that he does not understand the Town Engineers response regarding the keyhole lots. T. Yasenchak reads the Code for keyhole lots and states that all the lots meet the frontage. J. Cannie states if the wetlands weren't there the houses would be closer to the road. R. Roeckle states that sight-distance will be a factor. J. Sabanos states that he would like to see limits of clearing on the map. J. Cannie states that they are expecting 6.7 acres of disturbance. J. Sabanos states that

there needs to show pull-offs for the driveways. T. Yasenchak states that the pull-off will go into the wetlands. J. Cannie states 25'. C. Ronk states that he can see how a cluster subdivision would be feasible. T. Yasenchak states that sometimes the Board does see this, and cluster subdivisions are not more rural in nature. C. Dake states that the setbacks need to be more defined. The wetlands and slopes are the biggest thing. He would like to see the wetlands delineated before they move forward. He does not feel a cluster subdivision is appropriate for this project. The challenges with the slopes and the wetlands. S. Licciardi states that this is the best use of the property. There are challenges with this property we will see moving forward. T. Yasenchak states that she thought NYS DEC's buffers changed from 100' to 200'. She asks if that can be clarified. J. Cannie states that it has not changed, it is still 100'. R. Roeckle states that it would be nice if DEC would put that in a letter. T. Yasenchak agrees and would like a letter from DEC before they move forward. R. Roeckle agrees and states that C. Baker requested Long Form SEQRA. He asks if this property is 500' from a county road. T. Yasenchak states that in the past C. Baker has required Long Form SEQRA for ditches on the side of roads with all the topography on the driveway she agrees. C. Ronk states that he would like to see more information from DEC on the wetlands. C. Dake and S. Licciardi agree. T. Yasenchak asks the Board if they should send a letter to DEC requesting lead agency. R. Roeckle states no, not until they get a letter from DEC. Once K. McMahon receives the letter sent it to T. Yasenchak and DEC. J. Sabanos states that the sight distance needs to be added to the map. T. Yasenchak states that the Planning Board goes by ASSHTO Standards for intersection stopping distance. It is more stringent than the NYS P. Young states that there is one driveway already existing and it is the only one on the site. J. Cannie states that they will get a letter. He states that J. Reckner is eliminating the violation with this project. R. Roeckle states that the slope/driveway's shall not exceed 12%.

Old Business County Referrals

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

Minor Subdivision
137 Wilton Rd.

T. Yasenchak states this project should have been sent to the County Planning Department, because it is on a county road. The County did send a referral stating that there are no county wide impacts.

MOTION: C. Dake
SECOND: C. Ronk

RESOLVED, that the Planning Board reopens the Minor Subdivision located at 137 Wilton Road, TM# 138.-2-29.

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

MOTION: C. Dake
SECOND: R. Roeckle

RESOLVED, that the Planning Board hereby grants reapproves the minor subdivision located at 137 Wilton Road, TM# 138.-2-29 noting

- that the County Planning Department has no county impacts
- the applicant will need permits from NYS DEC which was discussed at the meetings.
- This reopening of the Minor Subdivision did not impact anything the Board has done.

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

Seeley, A. Case #753
 TM# 99.-1-27

Minor Subdivision
 312 Spier Falls Rd.

T. Yasenachak states this is an enigma. This project was approved on September 30, 2025. They should have requested two Variances from the Zoning Board of Appeals. They never went in front of the ZBA for their Variances. She states that she does not know how this happened. She states that the Board will need to rescind the approval for this Minor Subdivision. R. Roeckle states that the applicant needs to move forward with the ZBA. S. Liccardi states rather than rescind the approval can't the Board set a contingent approval that they receive their variances. T. Yasenachak agrees. The Board modifies their approval.

MOTION: C. Ronk
 SECOND: J. Sabanos

RESOLVED, the Planning Board hereby grants application for a Minor subdivision for Audrey Seeley fore property located at 312 Spier Falls Rad, TM# 99.-1-27 noting:

- The Board does not need to revisit SEQRA (nothing has changed)
- Applicant must apply for two Variances for the lot that is 3 acres.
- There were no County wide impacts
- The Lot that has 3 acres is 50% less than what is required in that district, however it is consistent with other properties in the area and is acceptable if the Variances are granted.
- They will need a County DPW driveway permit.

Meeting adjourned at 7:48 p.m. All members are in favor.

Respectfully submitted by,

Kimberley McMahon
 Planning Board Executive Secretary