

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

**October 14, 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 present. Butch Duffney is absent. Clyde Ronk has full voting privileges for the entirety of the meeting.

Minutes

September 30, 2025

MOTION: C. Dake  
SECOND: S. Licciardi

RESOLVED, The Planning Board waives the reading of and accepts the September 30, 2025, Minutes with minor corrections.

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

**Old Business & Public Hearing**

Apex Solar Case #25-021  
TM# 124.-1-15.2

SUP  
463 Allen Road

Michael Forlini is present. T. Yasenchak states that this is a stand-alone ground mount solar array. The Board asked for additional information that was provided. J. Sabanos asks if the FAA requirement is in our Code. T. Yasenchak states no, it is not in the Code, typically the Board asks for that in a letter. C. Dake states that it is on page 7, note 3. T. Yasenchak opens the public hearing at 7:06 p.m. No one is present to speak on this project. T. Yasenchak closes the public hearing at 7:07 p.m. She states that SEQRA is not required.

MOTION: C. Dake  
SECOND: C. Ronk

RESOLVED, that the Planning Board hereby grants approval for a Special Use Permit, for Michael Forlinin, TM# 124.-1-15.2, for stand-alone ground mount solar.

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

Noes: None  
 Abstain: None  
 Absent: B. Duffney

J. Sabanos asks what would happen if the applicant sold the property. T. Yasenchak states that the new owner will need to apply for a Special Use Permit.

Stewart's Shop's Case #25-019  
 TM# 164.-1-91

Amendment to SPR  
 461 Church Street

Chuck Marshall and Mike Germain are present. C. Dake recuses himself. C. Marshall states that the buildings are separated, with the larger portion becoming a hauling and repair center and the wash bay remaining in the lower portion building and the moving of the salt shed. The changes resulted in 0.7 acre increase in impervious area, which was addressed by switching rain gardens to an underground handling system. T. Yasenchak asks if the buildings will be taller. C. Marshall states no, the hauling and repair center is not noticeable. T. Yasenchak states that the Town Engineer completed his review of everything and it is consistent with what was previously approved. R. Roeckle asks if the engine room was paved prior to this application and will it be reducing noise. C. Marshall states yes. R. Roeckle asks about the condensers on the roof top. M. Germain states that they have removed 17 roof top condensers and converted them into ammonia-based cooling systems. T. Yasenchak opens the public hearing at 7:15 p.m. Karen Wadsworth states that her property abuts Stewart's property. She did not receive a public hearing notice. This is there only way of knowing what is going on in Town. She states that this affects the mobile home park. Her concerns are the noise, light pollution, water, and the aquifer. She asks where does the retention and drain into and does it carry salt, gas, etc. She requests that the Planning Board be kept open to allow more time for the neighbors to understand the impact of the projects. She urges the Board to address her concerns. T. Yasenchak explains that the public hearing notices for any project has a certain time frame to be mailed out, she noted that the mail delivery has been slow recently. She states that the Town's process for mailing notifications is outlined in the Code. Jeffrey Brown states that he lives near the project site, raised concerns about imperviable surfaces and run-off water. T. Yasenchak clarifies that the project's stormwater plan was reviewed and approved by the Town Engineer, meeting State requirements. The Board discusses closing the public hearing due to some neighbors not receiving their notices, despite following the proper mailing procedures. The Board agrees to close the public hearing since the Code only requires notice to be sent to property owners within 500 feet of the site and the Town's Code doesn't mandate public hearings for site plan review. T. Yasenchak closes the public hearing at 7:31 p.m. She clarified that the building has changed from a combined 15,600 square feet to a separate wash bay of 6,800 square feet with a total proposed area increasing to 48,382square feet due to the additional of the engine room and the removal of the flex building.

MOTION: J. Sabanos  
 SECOND: S. Liccardi

RESOLVED, that the Planning Board hereby grants approval to an amendment of a Site Plan Review for Stewart's Shop's, located at 461 Church Street, TM# 164.-1-91,

- The Town Engineer has reviewed the project, and it is compliant and acceptable.
- At the Planning Board's last meeting it was determined that SEQRA does not have to be re-reviewed, nothing has changed from what was originally approved.
- All other conditions remain in place.

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

**Old Business**

Harris, K. Case #25-017  
TM# 111.-1-18.15

SPR  
103 Allen Road

Keith Harris is present. K. Harris states that he was in front of the ZBA and received the variances that were required for the setbacks. The Board reviews Part I, II, and III of SERQA.

MOTION: B. Podhajecki  
SECOND: J. Sabanos

RESOLVED, that the Planning Board reviewed SEQRA and checked the 2<sup>nd</sup> Box with determination of a Negative Declaration.

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

MOTION: C. Dake  
SECOND: C. Ronk

RESOLVED, that the Planning Board hereby grants approval for a Site Plan Review for a garage apartment for Keith Harris, TM# 111.-1-18.15.

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

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Meeting adjourned at 8:00 p.m. All members are in favor.

Respectfully submitted by,

Kimberley McMahon  
Planning Board Executive Secretary

DRAFT