

TOWN OF GREENFIELD
PLANNING BOARD

September 9, 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. B. Duffney is absent.

Minutes

July 29, 2025

MOTION: R. Roeckle
SECOND: S. Licciardi

RESOLVED, The Planning Board waives the reading of and accepts the July 29, 2025, Minutes with minor corrections.

VOTE: Ayes: S. Licciardi, B. Podhajecki, J. Sabanos, R. Roeckle, T. Yasenchak, and C. Ronk
Noes: None
Abstain: C. Dake
Absent: B. Duffney
July 29, 2025

August 29, 2025

MOTION: C. Ronk
SECOND: J. Sabanos

RESOLVED, The Planning Board waives the reading of and accepts the July 29, 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

New Business

Ernst, J. Case #
TM# 153.13-1-20

SUP
391 Rt. 9

Joe Ernst is present. J. Ernst states that he lives in Saratoga. He is looking to expand his heavy-duty towing business. There is an old house there that will need to be demolished.

He is looking to put a glass garage out in the front and have a 3-bay garage. He would keep his trucks in the front part of the garage. His business will include towing NYS trooper vehicles that were in accidents back to his lot and putting them in huge garages with partitions so that the vehicles can be investigated and preserved the evidence. He would like to do this in phases. His goal is to eventually have 5 or 6 garages on the property. T. Yasenchak states that the size of the buildings look like they are 250 in length. J. Ernst states yes, so a flat-bed can hopefully back vehicles into the space. He will keep the ground gravel and grass. T. Yasenchak asks if the glass building will be a showroom? J. Ernst states yes, he will be putting the flat beds in there. It is mostly for advertising purposes. T. Yasenchak states that there is a fine line with storage uses. They need to look more like assessor structures. R. Roeckle asks if he got a copy of the Town Engineers letter. He states that the Town Engineer stated that the Long Form SEQRA would be required for this project. J. Ernst states the front glass garage will have 2 bays and an office. R. Roeckle asks if he will be driving in and out of the bays and will there be a door and walls inside. J. Ernst states every bay will have a divider. R. Roeckle asks if each bay will be big enough for a flat bed truck. J. Ernst states yes, with dividers in each. R. Roeckle states that metal dividers will be sufficient. J. Ernst states that he is looking to start with 2 garages with 5 bays and possibly add on to them. R. Roeckle states that he may be able to add on to the north of the parcel there are no residences there. He asks about buffers. J. Ernst states on the south side just tree line, in the front yes, and to the north side it is just weeds. R. Roeckle states that well and the septic are not showing on the map. S. Sabanos states the Board will need to see a lighting plan, signage details, and hours of operation. He states that he will need good screening for the north side at night. B. Podhajecki states that the Town Engineers letter was concise. She states that she agrees with J. Sabanos about the lighting. She asks how tall the wrecker buildings will be? J. Ernst states 12' and 2 stories over the office. C. Ronk suggests that he talk to his neighbors early on. T. Yasenchak states the Town Engineers letter is by Code and his engineer can look at the Code. The Town requires 20' buffer. She states that his engineer really needs to look at the Code. C. Dake states that they need to see the location of the well on the map. Talk to the neighbors as well. The sight distance needs to be added to the map. He really cares about the neighbors. S. Licciardi states he echo's the Board about the neighbors. He feels that the showroom will speak volumes. He asks what will the vehicle leak fluid? J. Ernst states they will be that the garage will be on concrete slabs and sealed, and they use speedy dry. S. Licciardi asks if he uses water. J. Ernst states no and he won't have any floor drains. S. Licciardi states that the plan shows 20' of gravel. T. Yasenchak states his engineer will need to review the Town's Code. Storm water management will need to be shown. He should have his engineer look at the Code for buffer for the parking area. She states the applicant should look into landscaping and the turning movements to make sure that the trucks can make those moves. Make sure that the well and the septic are shown on the plan. The storm water needs to be shown. Show a lighting plan. In the Town Code for a Special Use Permit it has questions that are A-Q. R. Roeckle asks if the garages would be assessor structures. T. Yasenchak states it could be an accessory structure, but it cannot look like a storage unit. Self-storage units are not allowed. R. Roeckle agrees. J. Sabanos asks if he needs partitions between each area. J. Ernst states they can put 2 partitions in one area. T. Yasenchak asks what the length of time that the vehicles will be stored there. J. Ernst states up to 30 days. T. Yasenchak reads the Code regarding self-storage, and it is not allowed in this district. She states that the Board can help him get what he is looking to do and still stay within the Code. J. Ernst asks how big a sign he can have. R. Roeckle reads the Code for signs. C. Dake asks if this would be considered a junk yard. T. Yasenchak states no. J. Ernst asks how he goes about having a bigger sign. T. Yasenchak states that he would have to go in front of the Zoning Board of Appeals and prove why he wants to have a bigger sign. She states that the parking area needs to be paved and reads the Code for parking areas. She states that the driveway will need to be shown on the plans and make

sure it is wide enough. S. Licciardi asks what his time frame for this project is. J. Ernst states that he is hoping to open next year. T. Yasenchak states moving forward the Board will need to refer this to NYS DOT. The applicant will also need a NYS DOT permit. She feels this is a good project he needs to just tighten things up.

Advisory Opinion

Nightingale, N. Case #
TM# 163.-2-82.1

Advisory Opinion to the ZBA
200 Middle Grove Road

Gregg Kawecki is present. He states that they are looking to make good use of the barn and put a garage apartment in it. The prior owners had horses. They are looking to do an open concept for this project. They would like to add room to the upstairs of the barn. They are seeking an Area Variance from the ZBA and at that meeting they were not allowed to present their case. The ZBA wanted to make sure this is a viable project. In case it isn't viable they have added a second plan. The barn is all open space, and they are looking put the apartment on the top of the barn and garage on the bottom of the barn. R. Roeckle asks if they are going back in front of the ZBA. G. Kawecki not if they change the plan so that it is 1000 square feet or under. R. Roeckle states maybe put the door some place else. C. Dake states that it looks like a garage apartment to him. G. Kawecki states that they want the apartment upstairs. T. Yasenchak states that the entry way and the stairs are part of the whole apartment. R. Roeckle states that the entry way must be fire rated. G. Kawecki asks if they can have attic space. T. Yasenchak states that it really needs to look like an apartment with a garage. She also noted a door would be required between the "garage" portion and the apartment portion; it could not be all open. She states that once they get the Certificate of Occupancy, they will be adding other rooms that will not be legal and that is lying. R. Roeckle asks how they would get to the apartment. G. Kawecki states that it branches that the driveway branches off the original driveway. R. Roeckle states that this is an 8-acre parcel they could request an Area Variance for a second dwelling on the property. T. Yasenchak states that she asked J. Reckner for that and he said that it does not meet the Code but is reviewing it with counsel. It depends on how the ZBA looks at it. G. Kawecki states that they can't have a second dwelling on the property. T. Yasenchak states that the maximum size of a garage apartment is 1,000 square feet or they would need a variance. R. Roeckle states that rather than using that as a second dwelling and putting a stipulation on the resolution that no other dwellings on the property. R. Roeckle states that the Planning Board could recommend an Area Variance granted for a second dwelling. He states that 2 family and multi-family are allowed in this district. S. Licciardi asks if a Variance would be allowed. Roeckle states yes, for a second dwelling on the property. Two principal uses on the property. T. Yasenchak states that then they wouldn't have to come back in front of the Planning Board. R. Roeckle states that he would feel better with a second dwelling on the property. T. Yasenchak states that this is a unique circumstance, it is an existing structure, and they could still continue to use it as a barn as well. She suggests that he talk to J. Reckner.

Meeting adjourned at 8:39 p.m. All members are in favor.

Respectfully submitted by,

Kimberley McMahon
Planning Board Executive Secretary

DRAFT