

TOWN OF GREENFIELD
PLANNING BOARD MEETING
June 30, 2026

Regular Meeting

A regular meeting of the Town of Greenfield Planning Board is called to order by T. Yasenchak, Chair, at 7:00 p.m. On Roll call the following Board members are present: T. Yasenchak, S. Licciardi, C. Dake, R. Roeckle, J. Sabanos, B. Podhajecki. B. Duffney and C. Ronk (Alternate) are absent. J. Reckner, Building Inspector, is present. E. Faas, Executive Secretary to the Planning Board, is present.

Minutes

May 12, 2026

MOTION: J. Sabanos

SECOND: B. Podhajecki

RESOLVED, that the Planning Board waives the reading of April 28, 2026, minutes and accepts them as presented.

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

Noes: None

Absent: B. Duffney

Abstain: None

May 26, 2026 - postponed

June 9, 2026 – postponed

New Business

Gryga, Peter and Blythe, Case # PB 26-023

Advisory Opinion

TM# 123.-2-65

409 Ridge Road

Justin Grassi is present representing the Applicant. Peter Gryga is present as well. The Applicant has been referred to the Planning Board by the Town Board for an advisory opinion. T. Yasenchak explains

that the Planning Board will need time to sufficiently review the application, as they have only recently received the referral from the Town Board. T. Yasenchak asks the Applicant to introduce himself and explain the project.

J. Grassi explains that the lots were created through the 2005 Ridge Road Subdivision, which contemplated a cul-de-sac that was never built. The Applicants purchased the property believing it to be a buildable lot but later learned during the building permit process that the parcel did not have frontage on a public town road. J. Grassi stated that the Applicants obtained an easement over the unbuilt roadway area and are seeking relief under Town Law Section 280-a through a designation of an open development area, together with review by the Town Board and the Zoning Board of Appeals.

The Board acknowledged the unusual history of the subdivision and noted that the original roadway had not been completed. Board members emphasized that open development focuses on safe, reliable, and legally enforceable access. The Board requested copies of the easement agreement and stated the easement agreement should address access, maintenance, shared use, emergency access, and long-term responsibility for repairs, snow removal, drainage and improvements. The Board also discussed whether the proposed driveway would be shared with existing neighboring driveway access or constructed separately. The Board noted that any shared use would require clear maintenance terms.

The Board stated that driveway details must be submitted showing the entire access route from the end of the public portion of Ridge Road, to the proposed house location, driveway length, width, pull-offs, grade, drainage, stormwater management, weight bearing capacity for emergency vehicles.

The Board will review this case further after requested material has been submitted.

Old Business and Public Hearing

Saratoga PLAN, Case # PB 26-017

SUP/SPR

TM# 126.-1-24.111

Northern Gateway/Graphite Range

Tori Roberts, Transportation Director for Saratoga PLAN, is present and gives a narrative regarding the project. She stated that Saratoga PLAN owns a 10.5-acre parcel on Wilton Road and proposes to construct a half-mile trail and a 10-space parking lot to provide an access point to Graphite Range Community Forest. The project is intended to expand access for people of varying abilities, families with young children, older residents, and others who may have difficulty using the steeper Route 9 access. T. Roberts states that once the trail and parking lot are complete, Saratoga PLAN intends to transfer the parcel to Saratoga County to be managed as part of the Graphite Range Community Forest under the adopted management plan. She explained that the property is in a low-density residential zone, and the proposed trail and parking area require a Special Use Permit and Site Plan Review. She stated that a Public Engagement had occurred in April with over 75 people attending with 24 comment cards, 21 of them being favorable. She also described revisions made in response to feedback, including native

plantings as a visual buffer, clarified parking signs, and signage encouraging users who can use Route 9 lot to do so. T. Roberts explains that the proposed trail would include boardwalk and crushed stone features when appropriate as well as signage describing grade, obstacles, tread width and other trail conditions. T. Roberts stated that Environmental Consultants and DEC have confirmed that the project would not adversely affect wetlands, environmental communities or habitats.

T. Yasenchak opens the Public Hearing .

Vince Walsh of Greene Road: expressed opposition and concern that the proposed Northern Gateway is connected to a larger trail system, and he believes that it has not been fully reviewed. He stated that portions of the existing Graphite Range system and related facilities were developed without adequate permitting, environmental review, or compliance with grant regulated requirements. He asked the Board to consider the cumulative impacts such as trail use, parking, trespassing, dogs loose and dog waste not properly disposed of, noise, light pollution, litter and possible impacts on rural properties and wetlands.

Tara Baker, 430 Wilton Road: lives across the street from the proposed project and is very opposed. She expressed concern that Saratoga PLANS broader intentions may include future trails connections beyond the current parcel, increasing noise, dogs, and trespasses to her and nearby neighbors' property. She also expressed opposition to e-bikes sharing the trail with hikers, especially those who are elderly or have difficulty walking.

Mark Powers of Greene Road: states that the proposal appears connected to a much longer regional trail effort. He expressed concerns that it would bring an overwhelming number of people as it expands, along with more litter and noise pollution. He states that more consideration is needed for the local taxpayers and the impact the trails would have on them.

Laurie B., 435 Wilton Road: states the proposed parking lot would be next to her property and raised concerns about privacy, safety, increased traffic, dog feces not being properly disposed of, and people trespassing on her property. She questioned why the Applicants would be allowed to build a bridge over the wetlands.

Resident of 717 Saratoga Road: is an adjacent landowner near the existing Route 9 access in Wilton. The resident states that his overall experience with Graphite Range has been positive. He acknowledged having similar reservations early on and noted that he worked with Saratoga PLAN on safety and management issues. He supports sharing outdoor access when it is managed thoughtfully.

Karen Wadsworth, Locust Grove Road: Ms. Wadsworth previously submitted a letter to the Board and is present to speak. She discussed her experience with the Tupelo project and expressed concern about projects being built without proper review. She urged the Board not to allow a precedent where trails are installed first and reviewed later and asked that wildlife, wetlands, natural resources and neighbors protection be considered.

Erica Walsh of Green Road: expressed concern that the proposed project is connected to a larger regional trail system. She asked whether Saratoga PLAN would provide mapping and information showing how the proposed trail would connect to other properties in Greenfield, how impacts to private

property would be mitigated, how public access would be managed, and whether a restoration plan exists if recreational use becomes harmful to residents or natural resources.

Thomas Khairallah , 12 Mahogany Ridge Road: spoke in favor of the project. He is a frequent Graphite Range trail user and a steward for the Saratoga Mountain Bike Association. He has visited the Graphite Range more than 500 times to hike, bike, and snowshoe and has never encountered an issue with another user.

Diana Juracka of Hovey Road: spoke in favor of the project. She spoke of her own experience growing up near public access land and stated that although she understands concerns from neighboring property owners, she believes shared access to natural areas can be positive when thoughtfully managed.

David Walters of Greene Road: spoke in support of the project. He is a volunteer steward with the Saratoga Mountain Bike Association and helps maintain the Tupelo, Daniels Road, and Graphite Range trails. He stated that recent use at Tupelo appears to be modest. He stated most litter there seems to be from vehicles on the road rather than trail users. He believes the Northern Gateway would make Graphite Range more accessible to novice users.

Ethan Winter, Saratoga Springs resident and Greenfield property owner: spoke in favor of the project. He described the trails as a community and economic asset. He referenced economic development and property value studies of the Empire Trail.

T. Yasenchak adjourns the Public Hearing at 8:17 p.m.

The Board does not review the recently submitted revisions from Saratoga PLAN since the materials were received so close to the meeting date and did not meet the deadline. T. Yasenchak states that the Board will review the revisions and consider the public comments before continuing its consideration of the Special Use Permit and Site Plan Review at a future meeting.

Meeting Adjourned at 8:26 p.m.

Respectfully Submitted By:

Erika Faas

Executive Secretary to the Planning Board