

TOWN OF GREENFIELD

PLANNING BOARD

Minutes

February 10, 2026

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by R. Roeckle, acting Chair, at 7:00 pm. On roll call the following members are present: B. Duffney, J. Sabanos, S. Lucciardi, and C. Ronk (Alternate). C. Ronk has full voting privileges due to the absence of three members: T. Yasenchak, C. Dake, and B. Podhajecki. J. Reckner, Building Inspector, is absent. E. Faas is present.

Minutes

January 27, 2026 - Postponed

Old Business

Seeley, A. PB# 753

Minor Subdivision

TM# 99.-1-27

312 Spier Falls Road

After a Public Hearing at the February 3, 2026 Zoning Board of Appeals meeting and review of criteria, the Zoning Board granted A. Seeley an Area Variance of 3 acres (Lot 1) related to their proposed minor subdivision. With the variance approved, A. Seeley's case is now before the Planning Board for review and re-approval of a minor subdivision. A motion to re-approve the proposed minor subdivision is made by B. Duffney. J. Sabanos seconds the motion. No further discussion was made. The Planning Board votes and unanimously re-approves the minor subdivision per plans noting no modification to the SEQRA determination made under previous review.

Ayes: R. Roeckle, S. Lucciardi, and C. Ronk approve.

Nays: None

New Business

Chimera, Thomas and Linda

Minor Subdivision

TM#162.-1-3.2

149 Young Road

The Chimera's are applying for a minor subdivision. The Applicants are not present. After looking over review letters from J. Reckner and C. Baker, the Board determines more steps will need to be taken by the Applicants before this case can be further reviewed. An updated map showing stopping sight distance at the driveways will be needed. As well as a stormwater drainage plan and how much land will be disturbed, and if it is more than an acre. E. Faas will send both review letters to the Applicants, as well as a copy of the Town of Greenfield Driveway Standards (105-143).

Meeting Adjourned at 7:10 p.m.

Respectfully Submitted By,
Erika Faas

Executive Secretary to the Planning
Board