

TOWN OF GREENFIELD
PLANNING BOARD MEETING
May 26, 2026

Regular Meeting

A regular meeting of the Town of Greenfield Planning Board is called to order by T. Yasenchak, Chair, at 7:00 pm. On roll call the following Board members are present: T. Yasenchak, R. Roeckle, C. Dake, J. Sabanos, B. Podhajacki, B. Duffney and C. Ronk (alternate). C. Ronk has full voting privileges. S. Licciardi is absent. J. Reckner, Zoning Administrator, is present. E. Faas, Executive Secretary to the Planning Board, is present.

Minutes

April 28, 2026 – Postponed

May 12, 2026 – Postponed

Old Business

Kramer/Smith, Case #PB 26-013	Lot Line Adjustment
TM# 98.-2-19	61 Tannery Hill Rd
Kramer/Smith, Case #PB 26-014	Lot Line Adjustment
TM# 98.-2-37.1	53 Tannery Hill Rd
Kramer/Smith, Case #PB 26-015	Lot Line Adjustment
TM# 98.-2-18.2	61 Tannery Hill Rd

The Applicant's representative, Javier Mendez, is present. The representative explained this matter involves a long-standing historical misunderstanding regarding the direction and location of boundary lines. According to J. Mendez, the property owners had historically understood the lot lines to run more southeasterly, while the actual lot lines were more horizontal. Over time, structures and improvements were placed in locations that resulted in encroachments onto neighboring property. The representative stated that the property at 53 Tannery Hill Road has deteriorated and that complaints regarding encroachments led to several code violations being filed with the Town. The Applicant's firm became involved in working toward compliance. After initial efforts to purchase the property were unsuccessful, an adverse possession action was filed. The matter was eventually settled, and the Applicant acquired

the property. After taking ownership of the property, the Applicant worked with the Town to address safety concerns and began efforts to bring with property into Code compliance. The representative explained that existing encroachments created setback issues that could not be resolved without adjusting lot lines. The applicant acknowledged that zoning variances would be required as well, since the parcels are in the LDR district. The representative described the proposed lot line adjustments as three lots with single family residences after removal of a mobile home in disrepair.

During Board discussion, the Board indicates that additional information will be necessary before it can provide an advisory opinion to the Zoning Board of Appeals. Members also noted that the submitted map did not clearly distinguish between existing lot lines and proposed lot lines, and that it was difficult to determine what conditions currently exist and what changes were being proposed.

The Board noted that the proposed lot line appeared to run through the mobile home that is to be removed. They explained that the Board could not approve a lot line adjustment through an existing building stating the mobile home would need to be removed before final Planning Board action is taken on the lot line adjustment.

Board members asked whether each proposed lot would contain its own well and septic systems, and whether those systems would be located on the correct lots with appropriate setbacks. The representative stated he believed each lot had its own well and septic system. The Board stated they would need verification.

It is emphasized that the Board does not want to create a lot line that crosses a septic system or leaves a well serving one residence on a different parcel.

The Board discussed driveway access. The larger rear lot appeared to have access by easement over a smaller lot, while also having a potential keyhole access area to the road. Members explained that if a driveway easement is used, the Board will need to review the easement language. The Board requested that a potential driveway be shown through the keyhole area to confirm that a driveway could be put in place that complies with applicable standards.

Members spoke of the possibility of utility easements if electric or other utility lines cross one lot to serve another. The Board requests clarification regarding how utilities reach each residence, and whether any utility easements would be required to protect future owners.

The Board requests the following information before the Applicant comes before the Board again:

- Larger scale maps for both Planning and Zoning Board review
- Maps include: existing and proposed boundary lines, existing conditions, parcel sizes, structures, wells and septic systems, driveway access, possible keyhole driveway feasibility, site distance, driveway and utility easements and any other information necessary to determine whether the reconfiguration represents an improvement to existing conditions.

No formal Planning Board action was taken on the matter at this meeting.

Saratoga PLAN, Case # PB- 26-017

SUP/SPR

TM# 126.-1-24.111

Northern Gateway/Graphite Range

Alison Yovine of Saratoga Associates represents Saratoga PLAN and is present. C. Dake discloses that he was a Board member of Saratoga PLAN formerly and stated that his prior affiliation would not affect his objectivity. C. Ronk disclosed that he is an active volunteer trail steward and recused himself from the discussion.

Yovine described Saratoga PLAN as a non-profit land trust involved in community planning, farmland protection, conservation, nature preserves and trail management. The proposed Northern Gateway project involves approximately 20.5 acres north of the existing Graphite Range Community Forest and would provide an additional connection to the existing trail system.

The proposed project site is in the LDR Zoning District which requires recreational facilities to obtain a Special Use Permit. The proposal includes a driveway from Wilton Road, a 10-space trailhead parking area, an accessible trail approximately 0.45 miles long, a boardwalk crossing over a stream, and a connection to the existing Graphite Range trail network.

The Applicant stated that a public engagement meeting was held on April 14, 2026, at the Town of Greenfield Community Center with more than 75 people in attendance. The Applicant stated that comment cards showed substantial support for the project from the community. Constructive criticism included limiting mountain-bike impacts, encouraging diverse users, and keeping the parking area small.

The proposed parking area includes 10 spaces: one accessible space, two family parking spaces, two senior parking spaces, and five general-use spaces. The proposed trail is generally flat with limited grading for accessibility. Rest areas would be provided where grades exceed accessibility thresholds. Trail surfacing would be primarily natural, with crushed stones in some areas and a boardwalk over the stream.

During Board discussion members raised questions regarding property line setbacks, trail location, stopping sight distance, driveway standards, stormwater management, entrance signage, maintenance responsibilities, winter maintenance, parking adequacy, wildlife review, electric or motorized vehicle restrictions, landscaping and screening, no-parking signs on the County Road, trash policy, signage content and parking-space dimensions.

R. Roeckle states the southern part of the trail seems very close to the property line and questions the setbacks. He asks if there is site distance on the map and states that the driveway will need to comply

with AASHTO standards including stopping sight distance standards referenced in the Town Code. R. Roeckle inquires about stormwater requirements.

J. Sabanos asked the Applicants about proposed signage details as well as a maintenance plan, including snow removal. T. Yasenchak asked the Applicant who is responsible for snow removal currently to which the Applicants reply was the County.

B. Duffney and C. Dake both express concern that the number of proposed parking spots will not be enough, especially if there will be any further expansion in the future. B. Duffney asks if there has ever been a wildlife study of the area done. Michael Gage with Saratoga PLAN stated he would investigate whether or not one was ever done.

B. Podhajecki asks the Applicant if there will be a gate at the driveway and inquires about hours. The Applicant states there will be no gate, and the trails will be open from dawn to dusk. The Applicants are asked if there are any plans to supervise the trails after hours. Tori Roberts with Saratoga PLAN states the County does drive-bys for the lower area and that Sheriffs will continue to do so for this area.

T. Yasenchak asks about any types of events that would be held on property. T. Roberts mentions possible guided hikes and trail clean-up days

The Board also brings up emergency access, wider trails, clearing around the trail for emergency ATV usage if necessary.

The Board requests additional information to continue review of the case including:

- Confirmation that the driveway meets sight-distance requirements, including AASHTO stopping sight distance standards referenced in the Town Code
- Confirmation that parking spaces meet Town dimensional standards
- Due to concerns about emergency access, requesting the plans be forwarded to the Fire Department by the Applicant for review
- Trail -rule signage language, including a carry-in/carry-out trash policy
- Sign details (size, verbiage, material)
- A maintenance plan including snow removal
- Confirmation of trail setbacks from property lines
- Updated wildlife and DEC information
- Consultation on water-quality issues related to stream crossing
- Clear limits of clearing and disturbance
- Provide landscaping or buffering in front of the parking lot where required, and ensure that all signage is located fully on the property rather than the right-of-way
- Clarification regarding any limits on electric bicycles, motorized vehicles or other uses
- Clarify whether any organized events would occur beyond occasional stewardship or educational activities

Because This application requires a Special Use Permit, a Public Hearing is scheduled for June 9, 2026.

Old Business

Chimera, Thomas/Linda, Case #PB-26-002

Minor Subdivision

TM# 162.-1-3.2

149 Young Rd

Applicants are present. They have returned to address outstanding comments made in the Town Engineers review regarding grading and drainage. T. Yasenchak explained that the Town Engineer had requested additional drainage information because the proposed driveway slope could allow stormwater to sheet flow toward the road, potentially creating icy road conditions or other roadway safety concerns.

The Board discusses whether the application could be approved conditionally, with the remaining drainage issue to be resolved through the Applicants engineer and reviewed again by the Town Engineer. T. Yasenchak states that the matter would not need to return to the Planning Board if the Town Engineer determines that the revised engineering plans satisfy the outstanding comments.

The Board notes that SEQR review was completed at the previous meeting and that a negative declaration was made, indicating no large or potential large environmental impacts. It is noted as well that the Public Hearing was previously waived because the matter was a minor subdivision.

A motion is made to approve the application, contingent upon the Applicants providing engineering documents and details correcting the drainage issues addressed by the Town Engineer, with those materials to be reviewed and accepted by our Town Engineer.

MOTION: C. Dake

SECOND: J. Sabanos

RESOLVED, the Planning Board hereby approves the application submitted by Thomas and Linda Chimera for a Minor Subdivision located at 149 Young Road, located in the LDR Zoning District, TM# 162.-1-3.2.

This approval is contingent upon the Applicants providing the Town Engineers review letter to their Engineer, submitting two paper copies and one electronic copy of the revised drainage details, and awaiting confirmation from the Town Engineer **before** preparing the final mylar and stamped copies for signature to be submitted to the County

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

Noes: None

Absent: S. Licciardi

Abstain: None

Before the meeting is adjourned, T. Yasenchak notes the matter involving 55 and 65 Wilton Rd LLC was postponed until June 9, 2026. The Board had reached a general direction for its advisory opinion, however had not yet completed the written materials.

Meeting adjourned at 8:24 p.m.

Respectfully Submitted By,

Erika Faas

Executive Secretary to the Planning Board