

TOWN OF GREENFIELD
PLANNING BOARD MEETING

July 14, 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, B. Podhajecki, B. Duffney and C. Ronk (Alternate). J. Sabanos is absent. C. Ronk has full voting privileges. J. Reckner, Building Inspector, is absent. E. Faas, Executive Secretary to the Planning Board, is present.

Minutes

May 26, 2026

MOTION: S. Licciardi

SECOND: C. Dake

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, C. Ronk, B. Podhajecki, B. Duffney

Noes: None

Absent: J. Sabanos

Abstain: None

June 9, 2026

MOTION: R. Roeckle

SECOND: B. Duffney

RESOLVED, that the Planning Board waives the reading of June 9, 2026, minutes and accepts them with noted corrections.

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

Noes: None

Absent: J. Sabanos

Abstain: None

June 30, 2026

MOTION: C. Dake

SECOND: B. Duffney

RESOLVED, the Planning Board waives the reading of June 30, 2026, minutes and accepts them as presented.

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

Noes: None

Absent: J. Sabanos

Abstain: C. Ronk, B. Duffney

Old Business

Conant, Elizabeth – Case # PB-750

Re-review & Determination for Extension of Approval

TM# 139.-1-35.2 & 35.1

163 & 165 Wilton Road

A. Dalton is present representing the Applicant. This matter is in front of the Board for re-review and determination regarding an extension of approval for a minor subdivision. T. Yasenchak explains that the Applicant had submitted mylar maps and plans to be signed; however the time frame for signing the maps had expired, and certain original conditions of August 26, 2025, approval had not yet been satisfied.

The Board discussed the outstanding conditions requiring easement language to be submitted and reviewed by the Town Attorney. The Board discussed whether the easement language should address maintenance responsibilities, the nature and duration of the easements, and whether the easement use should be limited to SFR purposes. The Board determined the Town Attorney should complete a review of the easement language and provide any additional comments before the maps may be signed.

A motion is made to grant an 180-day extension from when the original 180-days expired based on initial approval, to Elizabeth Conant for a minor subdivision of 163 and 165 Wilton Rd:

MOTION: B. Duffney

SECOND: C. Ronk

RESOLVED, the Planning Board hereby approves a 180-day extension to Elizabeth Conant for a minor subdivision located at 136 and 165 Wilton Rd. This 180-day extension begins from the end of the original 180-days granted at the August 26, 2025, approval. The Planning Board notes this extension

granted with no SEQRA modifications. The original contingencies must be met and reviewed by our Town Attorney before the maps may be signed and filed with the County.

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

Noes: None

Absent: J. Sabanos

Abstain: None

Old Business and Public Hearing

Romano, Jon - Case # PB 25-026
TM# 138.-1-97.3

Minor Subdivision
24 Bump Hill Rd

Pat Jarosz of Van Guilder Surveyors is present representing the Applicant. T. Yasenchak notes that updated revisions were provided the day of the meeting, so the Board would not have time to review them. P. Jarosz gives a summary of the minor subdivision proposal. The Applicant had originally proposed a 5-lot subdivision but has since revised the proposal to a 3-lot subdivision. P. Jarosz stated the proposed lots met the requirements of MDR-2 Zoning District and would be served by wells and septic. He stated the updated site grading plans, septic plans, erosion and sediment control plans, an AASHTO letter from the engineer, driveway locations, fire code notes, grading and clearing limits and SWPPP updates have been added too the plans for review.

T. Yasenchak opens the Public Hearing at 7:26 p.m.

Evan Hogan of 105 S. Greenfield Road - an adjacent landowner, is present. He and his family moved to the property in December. Mr. Hogan expressed interest in reviewing the plans and noted that electronic access to project materials would be helpful to nearby owners, to work around their work schedules. He also wanted to ensure that nearby resources and required separation distances were being properly reviewed.

Mary Shartle and Vernon Hinkle of 33 Bump Hill Rd- they expressed concerns regarding quality of life as neighbors and future use of the proposed lots.

T. Yasenchak explained the project again briefly for the neighbors present and notes that compliance with zoning requirements would be reviewed as part of the process.

T. Yasenchak adjourns the Public Hearing at 7:36 p.m.

There was no Board discussion regarding recently submitted revisions due to the timeline in which they were given to the Board. The Board will await review of the revisions by our Town Attorney, before they continue their review of the subdivision.

New Business

Cuccio, Chris - Case # PB 26-021
TM# 125.-1-13.3

SUP
4006 NYS Rt 9N

T. Yasenchak recuses herself due to involvement with the owner on foundation design work unrelated to the site plan or special use permit. R. Roeckle Chairs.

C. Cuccio is present and gives a narrative of the project. He explains that the long-term plan is to build a house on the property. He is in front of the Board requesting to construct a studio building as the first step in the overall project. The Applicant noted that the driveway has been installed, DEC and Highway approvals have been obtained, and septic planning is underway. The studio is not proposed to include bathroom facilities currently, although a septic system is planned for future use.

The Board clarifies that the Applicant is before the Planning Board only because the proposed studio requires a Special Use Permit; a house alone on the existing lot would typically just proceed through the Building Department.

After discussion, the Board requests a revised site plan showing the driveway location and turn offs, proposed building envelope, well and septic locations.

A Public Hearing is set for July 28, 2026.

English, Edward and Carol - Case # PB 26-022
TM# 125.-2-80

Minor Subdivision
725 Locust Grove Rd

Cohen Cartier of Cartier Construction is present on behalf of the Applicant, proposing a minor subdivision of 725 Locust Grove Rd. The Applicant proposed subdividing the existing 21.9-acre parcel into two lots: Lot-1 consisting of apx 6.45 acres and Lot-2 consisting of apx 15.45 acres. Lot -1 contains the existing residence, barn, and storage structures. The Applicant explained that the 15.45-acre portion had previously been separated from lands to the north through a lot line adjustment and later combined with the homestead parcel. The current request would separate the property into two parcels again.

After discussion, the Board requested the following revisions to the Site Plan:

- Show the proposed driveway location for the new lot and provide site distance information in both directions
- Identify the proposed house, well and septic locations for the new lot
- Add the Storage barn (Noted by Code Enforcement that it is being built and has an open building permit) and show setbacks

- Identify existing driveways and note their continued use, including the gravel driveway serving the barn.
- Clarify on the plan that no additional driveway is proposed as part of the subdivision application

A Public Hearing is set for July 28, 2026. The Board will continue reviewing the project after revisions are submitted in a timely manner and the Town Attorney reviews.

Fashion Floors of Saratoga – Case# PB 26-024
TM# 153.13-1-19

SPR
644 Nys Rt 9N

Paul Mound, owner of Fashion Floors of Saratoga, is present regarding the proposed relocation of his business showroom to 446 NYS Route 9. The matter was initially referred to the Planning Board for a Special Use Permit; however, it is clarified during Board discussion that the application is to proceed as a Site Plan Review for a retail use within the Office Residential Zone requirements.

P. Mound explains that the business currently operates at 644 NYS Route 9 and has operated in the community for 38 years. The relocation has been prompted by the sale of the existing property, as well as neighboring properties, for a proposed Stewart's development. The proposed use would occupy the first floor of the already existing building, with showroom displays substantially similar to the business' current operation. The Applicant indicated that no exterior site changes are proposed and that the business generates limited customer traffic, estimated at approximately 3-4 customer vehicles per day during peak periods. The property at 446 NYS Route 9N is owned by S. Dweck and the building is described as a mixed-use structure with a one-bedroom apartment on the second floor. The first floor was previously used as a dental/medical office. The site includes existing parking and appears to have handicap accessible and sufficient parking but emphasized that documentation is needed to confirm compliance for the record.

The Board requested that the Applicant provide a site plan, existing survey, prior approval plan if available or other suitable drawing showing the property boundaries, building, driveways, parking spaces and other relevant site features. The Applicant intends to install new signage in accordance with Town requirements.

The Board will continue review of the project once revisions are submitted in a timely manner.

Board Discussion: The Board discussed the need to better track inactive or stalled applications and projects that have not returned for review. Members suggest creating a system to identify older open cases, possibly sending Applicants follow-up letters requesting them to provide updates, and potentially close projects if Applicants do not respond in a set time frame.

Meeting Adjourned at 8:56 p.m.

Respectfully Submitted By:

Erika Faas

Executive Secretary to the Planning Board