

**TOWN OF GREENFIELD**  
**PLANNING BOARD**

**January 13, 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 members are present: C. Dake, B. Duffney, S. Lucciardi, B. Podhajecki, J. Sabanos, R. Roeckle, and C. Ronk, alternate. All members of the Board are present. J. Reckner, Building Inspector, is absent. K. McMahon and E. Faas are both present.

**Minutes**

November 25, 2025

MOTION: S. Lucciardi

SECOND: R. Roeckle

RESOLVED, that the Planning Board waives the reading of the November 25, 2025 minutes and accept the corrected minutes

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

Noes: None

Absent: None

Abstain: B. Duffney

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December 30, 2025

MOTION: C. Dake

SECOND: B. Duffney

RESOLVED, that the Planning Board waives the reading of the December 30, 2025 minutes and accept the corrected minutes

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

Noes: None

Absent: None

Abstain: None

**New Business**

Davidson, W. Case #PB 25-028

Special Use Permit

TM# 100.-1-5.1

21 Lincoln Mountain Rd

Mr. And Mrs. Davidson are present. Proposed project is a garage apartment for them to be closer to their daughter and son-in-law as they get older. For the project the board discusses the square footage requirements. R. Roeckle starts off and asks how many sq. ft. of living space the apartment is going to be. Applicant states that it needs to be under 100 sq. ft., and that their architect says that is it 995 sq. ft. C. Dake states that as long as the house is over 2500 sq. ft, the 995 sq. ft proposed apartment will work. It is determined that while the proposed 995 sq. ft garage apartment is within the 1000 sq. ft limit, they will need verification of the existing houses square footage to ensure it meets the 40% maximum threshold. R. Roeckle asks about the square footage of the existing property. Applicants state they do not know, and step aside to call the homeowners.

After applicants called homeowners, it was found that the existing house is 2400 sq. ft, not including the finished basement. Unsure if these measurements will work, T. Yasenchak asks whether the square footage of the apartment includes the outside of the walls and asks for verification from J. Reckner about calculation of the apartment area. B. Duffney mentions a previous case where the square footage was so close, they did not count the stairs as living space. T. Yasenchak clears up that she is referring to walls: whether it is the interior or exterior of the walls being included in the measurements. B. Duffney states that if footage works, at this point he's fine with the project moving forward. Unless C. Baker has anything to comment on. T. Yasenchak states that we haven't received a response from C. Baker yet.

The board inquire about any land clearing. Applicants state they will not be clearing more than an acre. T. Yasenchak tells applicants they will need to provide a letter from the applicant's architect stating that what they plan to clear/disturb is less than an acre, as well as how the architect did his square footage measurements. T. Yasenchak also states that she will consult Building Inspector J. Reckner on the definition of square footage and how he comes up with the area. T. Yasenchek asks about property's distance from Lincoln Mountain State Forest, and if we should check with the County for a referral.

It is discussed that only Site Plan Review is required for a garage apartment in the LDR zone; a Special Use Permit is not required. A public hearing is optional for Site Plan Review. Since we are waiting from a letter from C. Baker, and the applicant's architect, to verify square footage and amount of land to be removed/disturbed, the Board has decided to set a Public Hearing for January 27, 2026. The applicants are informed of the process, required signage and mailing to be processed by the Town.

Romano, J. Case# PB25-026

Major Subdivision

TM#138.-1-97.3 & 139.-1-91

24 Bump Hill Rd

P. Jarosz of Van Guilder Land Surveyors is present on behalf of the owner, providing a project summary and information to the board. The project is an MDR-2 zone with the lots meeting area requirements. P. Jarosz states that the current owner plans to sell new lots to new

owners, who will then require permits for construction. T. Yasenchak states that although each lot has frontage, the driveways do not access the road from the frontage. There are multiple driveways proposed to go through multiple lots. She states that this type of situation has never been approved, due to how many issues arise with shared driveways. R. Roeckle asks whether this design is purely due to sight distance. P. Jarosz states he believes it is. After R. Roeckle questions whether a private drive could possibly be an option, T. Yasenchak states that it is not an option due to the fact that emergency vehicles, school buses, and other public services typically would not go up it. The Town has dealt with several projects in the past with shared driveways, which never work well for the neighbors involved, mostly due to maintenance. B. Duffney agrees stating he also has problems with where the drive ways are located. B. Podhajecki agrees with the general consensus and has no further questions. C. Ronk also brings up the fact that C. Baker will find an issue with storm water and the steep terrain. S. Lucciardi agrees. J. Sabanos quickly refers to The Towns code for driveway slope and grade for P. Jarosz to have that information moving forward. Everyone on the Board agrees that the submitted plan will not work and requests that the applicant revise the subdivision plan to ensure that each lot has direct access to a public road.

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Meeting adjourned at 7:52 p.m. All members in favor

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Respectfully submitted by,

Erika Faas  
Executive Secretary  
PBA