

TOWN OF GREENFIELD
PLANNING BOARD MEETING

August 11, 2026

Regular Meeting

A regular meeting of the Town of Greenfield Planning Board is called to order by R. Roeckle, Vice Chair, at 7:00 p.m. On Roll call the following Board members are present: C. Dake, J. Sabanos, R. Roeckle, B. Podhajecki, and C. Ronk (Alternate). T. Yasenchak, S. Licciardi and B. Duffney are absent. C. Ronk has full voting privileges. R. Roeckle will act as Chair in T. Yasenchak's absence. J. Reckner, Building Inspector, is present. E. Faas, Executive Secretary to the Planning Board, is present.

Minutes

July 14, 2026 – postponed

July 28, 2026 – postponed

Old Business

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

Advisory Opinion

TM# 123.-2-65

409 Ridge Rd

Applicant P. Gryga is present and gave a brief narrative of the project explaining they are in front of the Board requesting to have his property deemed buildable through Open Development. The Applicant explained that at his last appearance in front of the Board, it was requested that the Applicant provide a shared maintenance agreement and updated site plan showing the full driveway. P. Gryga stated that both items have been submitted.

The Board reviewed the unusual access history of the property. The discussion centered around a subdivision approved in the early 2000's, where the road shown in front of the lots was never extended or accepted as a Town road. P. Gryga confirmed that the property would rely on an existing right-of-way or driveway area that is not currently a Town road and is currently used by one resident. The Board noted that the proposed access appeared to involve an easement across land owned by another property owner, and that the Applicant's lot only abuts the Town road by a narrow sliver, making direct driveway access impractical.

Board members discussed concerns raised by the Town Engineer, C. Baker, including whether approval could create precent for any property owners in the subdivision. The Board discussed whether the submitted easement or shared maintenance language was sufficient. C. Baker stated in his letter that he would strongly suggest that the Town attorney be consulted for this project. The Board reached a consensus that the shared driveway maintenance agreement and related access language should be

referred to the Town Attorney for review. R. Roeckle explained that the Planning Board would only be making a recommendation regarding Open Development, and that the Town Board would ultimately need to act. No final action was taken at this meeting.

Old Business and Public Hearing

Pileckas, Paul – Case # PB 26-026
TM# 164.-1-32.141

SPR/SUP
32 Mill Rd

P. Pileckas is present and is in front of the Board regarding a proposed contractor storage yard. The Applicant explained that he had been storing construction equipment on the property and was advised that a Special Use Permit would be required, clarifying that the proposed use was classified as a contractor storage yard.

The Board discussed the requirements for the MDR-1 district. R. Roeckle stated that contractor storage yards are treated as an accessory to a principally permitted use. R. Roeckle identifies possible permitted uses as single-family dwellings, single mobile home, and two-family dwellings. Because the property did not currently contain one of these principally permitted uses, the Board stated it could not act on the Special Use Permit application as presented.

R. Roeckle open the Public Hearing at 7: 14 p.m.

R. Roeckle noted that written correspondence was received from Viola and Sam Wanan and from Timothy Meyer of 14 Middle Grove Rd, which had been provided to the Board and is available for public review.

Jackie Bokus of 10 Middle Grove Rd spoke and complained of construction noise in the past. She expressed that she doesn't care for truck traffic and construction noises and desired to keep the area residential.

No other members of the public commented. R. Roeckle adjourned the Public Hearing at 7:15 pm.

The Board discussed whether a County referral would be required because of the property's proximity to a County Rd / municipal boundary. It was noted that a referral would likely be required because, but should be held until the Applicant has decided on which path to take moving forward. R. Roeckle stated that the matter could be reopened once the Applicant had decided on a direction for bringing the property into compliance, such as establishing a principal primary residential use. The Board also discussed that until such time, any Code Enforcement action must be delayed while the Applicant is actively working to remedy the situation, but that the matter should not be delayed indefinitely.

C. Dake recuses himself. R. Roeckle notes that with four members present for the application, any action would require four affirmative votes. C. Gottlieb is present representing the Applicant regarding the renewal of the temporary Special Use Permit previously granted for the Tupelo Community Forest project.

c. Gottlieb gave a narrative of the project stating the community forest opened on May 27, 2026, and has operated through the summer without the Applicant being made aware of any complaints pertaining to traffic, parking, trail use or other concerns. He reported that the Building Department issued a Certificate of Compliance for trail use and that NYSDEC permits, including stream crossing and storm-related approvals, had been closed out. C. Gottlieb also addressed prior questions regarding nuisance beaver activity. He stated that DEC nuisance beaver permits were issued in 2024 and 2025 due to flooding concerns, including ponding on Greene Rd, and that those permits authorized trapping and removal of new dams causing flooding.

R. Roeckle opened the Public Hearing at 7:24 p.m. The Board noted written correspondence from Vincent Walsh of 300 Greene Rd in opposition to the project, which was included in the record for public review and provided to Board members.

Bryce North of 315 Greene Rd – expressed extreme gratitude for the project stating he felt very lucky to have it so close to his home. He states that it has given him the opportunity to bond and recreate with his family and community. With regards to traffic, he states it has been very low key on the property, and he has never seen more than one or two cars in the parking lot.

Pam Howard of 950 Locust Grove Rd - echoes what Mr. North stated. She and her husband have used the trails often and they love it. They love the convenience, it feels like everyone using the trails are respectful and she doesn't see trash or camping or fires....just a beautiful trail and she hopes the permit is renewed.

Vince Walsh of 300 Greene Rd – spoke in opposition and submitted additional materials. He stated that his family and neighbors have experienced negative impacts from the project over several years, including increased vehicles, pedestrians, mountain bike traffic, off leash dogs, privacy concerns and impacts to rural character. He raised concerns about permit compliance, including posted hours of operation, trail mileage, trail expansion, additional access points, trail proximity to neighboring properties. He also brought up a lack of certain features such as a brush station or steward area, and a lack of closure signage during wet trail conditions. He states that nuisance beaver removal has impacted wetlands and wildlife. He requested the project be paused and re-examined, that trails be moved farther from property boundaries, and that alternative parking be considered.

Dr. John Strait of 903 Locust Grove Rd – spoke in support of the project. States he drives by often and rarely sees more than two cars in the parking lot and it is quiet.

Mark Powers of 281 Greene Rd – spoke in opposition and agrees with what V. Walsh said stating that they are facts and hard evidence. He stated that he has smelled marijuana twice while standing in his driveway and has been yelled at by people using the trails while standing in his own driveway.

Anne Laloe of 150 Medbury Rd, Founder of Shredders Mountain Biking - spoke in support of the project and spends a lot of time on the trails there. She has never witnessed anyone not following the rules or observed any parking issues. She sees people riding with gratitude and teaches people to do the same: respecting the land, trail users, and trail owners. She states that Tupelo is a privilege, not a right, and could help to bring the community together.

Diane Strait of 903 Locust Grove Rd- spoke in full support of the project and says it is beautiful. She brings up concerns about a neighbor following folks around while they are hiking and taking pictures of them perhaps in an attempt to prove wrongdoing. She compares it to walking the trails at Saratoga State Park and having someone follow you, stating it would probably make the hikers uncomfortable.

Tara Baker of 430 Wilton Rd- states that is nice to have walking trails, however questions how many trails are needed in the foothills of the Adirondak's. She states the beavers were not a nuisance the trails were the reason for the flooding. She states the trails should never have been built to begin with, and the wildlife has been negatively impacted, especially due to the e-bikes on the trails. She states the trails were put in without approval, should never have been put in, and there have been no consequences.

Laurie Galvin of Wilton Rd- agrees with what T. Baker is saying. Wants to know who is going out on these trails and making sure they are compliant. States the beavers being gone has affected the entire ecosystem. States that there are unleashed dogs and dog feces all over the property.

Larry Ramsey of 347 Greene Rd – speaks in opposition asking what would happen if he decided to just build a trail on his property and not get a permit? He states that Tupelo was built without a permit 2 years ago and there were cars parked everywhere. He also states that there is no site distance to pull out there as well.

James North of 315 Greene Rd – speaks in full support of the project. He says that the folks using the trails have been wonderful and he has never come across anyone doing drugs, or littering, etc. He states that it provides an avenue for children to enjoy nature and is the best use for the property.

David Walters of 346 Greene Rd – is a volunteer Steward for the trails and has seen nothing but respect from trail users and never sees the lot full.

Erika Walsh of 300 Greene Rd- speaks in opposition. She states it has only officially been open for 2 months. States the Special Use Permit was supposed to be for a year to see what the full impact would be on the area. She also states that motorized vehicles are on the trails late at night, and that the DEC does not have a regular presence there. She states that the Applicant has not considered the neighbors or community when building these trails

The Board discussion follows. The Board discusses the current signage on the property and whether an appropriate contact number is listed for residents to call as well as the possibility of renewing the permit for another year to see the full impact of a full year of being open.

R. Roeckle adjourns the Public Hearing at 8:10 p.m.

No action is taken at this meeting

Meeting Adjourned at 8:13 p.m.

Respectfully Submitted By:

Erika Faas

Executive Secretary to the Planning Board

DRAFT