

**TOWN OF GREENFIELD**

**PLANNING BOARD**

**MARCH 27, 2007**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Planning Board is called to order by Gary Dake at 7:00 p.m. On roll call, the following members are present: Gary Dake, Tonya Yasenchak, Dan Cochran, Lorna Dupouy, Thomas Siragusa, John Streit, Michael Thrailkill and Michael Ginley, Alternate. Gerry McKenna, Zoning Administrator is absent. Charlie Baker, Town Engineer, is present.

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**MARCH 13, 2007 MINUTES**

MOTION: T. Yasenchak

SECOND: J. Streit

RESOLVED, that the Planning Board waives the reading of and accepts the minutes of March 13, 2007 as submitted.

VOTE: Ayes: Dake, Cochran, Dupouy, Siragusa, Streit, Thrailkill, Yasenchak

Noes: None

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**CORRESPONDENCE**

A copy of the approved zoning has been provided to each of the Planning Board members. G. Dake points out the location of the new map and the tables of zoning information. He recommends that the Board members go through and try to understand this.

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**UMH PROPERTIES – Special Use Permit/Site Plan Review**

Brookview MHP, Route 9N

Correspondence was received from the Fire Commissioners regarding Brookview with 4 comment items. G. Dake states that he has discussed these with C. Baker and as they are relatively small issues, asks the Board to consider allowing the Chairman and Town Engineer to deal with these.

**RESOLUTION – UMH Properties, Inc.**

MOTION: M. Thrailkill

SECOND: J. Streit

RESOLVED, that the Planning Board grants authority to the Chairman and the Town Engineer, if they are in agreement, to make administrative changes, limited to the March 14, 2007 letter from the Fire Commissioners.

VOTE: Ayes: Dake, Cochran, Dupouy, Siragusa, Streit, Thrailkill, Yasenchak

Noes: None

G. Dake states that if anything is suggested that will be a bigger issue, it will be referred back to the Planning Board.

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Board members were copied a letter from Mike Hill regarding D. Evans' shared driveway language.

G. Dake states that he has exchanged voice mails with Mark Schachner regarding "safe harbor" language for shared driveways and has asked them to look at the County's proposed language to see if they would be okay with that. Then, anyone who wants to use that language can be automatically approved.

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## **PLANNING BOARD CASES**

### **CHARLES BAKER – Minor Subdivision**

Cohen Road

Charles Baker is present. G. Dake opens a public hearing at 7:07 p.m. C. Baker reviews his proposed subdivision of two 4.2-acre lots on Cohen Road; he has no plans to build; the lots will share a driveway for which he has sent information to M. Hill; a vegetative buffer will be maintained along Cohen Road and between the Steel's property and the subdivision. G. Dake states that C. Baker did receive a variance from the ZBA and K. Manz, Town Engineer for the Town of Wilton, has reviewed the project. There being no public comments, this public hearing is closed at 7:08 p.m.

C. Baker reviews his response letter of March 22, 2007. T. Yasenchak states that C. Baker has addressed all of the issues from K. Manz's review letter and provided a thorough map. **The Board completes Part II of the Short Form SEQRA. All questions are answered "no". T. Siragusa makes a motion to check Box B, indicating that this will not result in any significant negative environmental impacts. T. Yasenchak seconds the motion. All present in favor.**

### **RESOLUTION – C. Baker, Minor Subdivision**

MOTION: D. Cochran

SECOND: L. Dupouy

RESOLVED, that the Planning Board grants minor subdivision approval to Charles Baker for property located at 27 Cohen Road, TM#100.-2-1.

VOTE: Ayes: Dake, Cochran, Dupouy, Siragusa, Streit, Thraikill, Yasenchak

Noes: None

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### **PATRICIA GUARNIERI – Major Subdivision**

Daketown Road

Clark Wilkinson and Patricia Guarnieri are present. C. Wilkinson states that he would like to give C. Baker a copy of a set of plans completed by Jim Vianna the surveyor on this project. He has provided the cost estimate, revised Long Form SEQRA and forwarded the Planning Board a copy of the lead agency letter from DEC. G. Dake reads from the DEC response letter.

### **RESOLVED – P. Guarnieri, Major Subdivision**

MOTION: J. Streit

SECOND: D. Cochran

RESOLVED, that the Planning Board votes to check Box A, Negative Declaration, on the Long Form SEQRA for Patricia Guarnieri's subdivision, Isabella Woods on Daketown Road, TM#149.-2-35.

VOTE: Ayes: Dake, Cochran, Dupouy, Siragusa, Streit, Thraikill, Yasenchak

Noes: None

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G. Dake asks C. Baker if he checked the Part 2 responses and C. Baker confirms this. G. Dake asks if all the engineering issues have been satisfactorily addressed from the March 13, 2007 letter. Road bond is discussed. C. Baker states that he did have a concern for asphalt prices. He and C. Wilkinson have agreed on \$223,500 with \$75 per ton for binder and top course.

**RESOLVED – P. Guarnieri, Major Subdivision**

MOTION: J. Streit

SECOND: M. Thraillkill

RESOLVED, that the Planning Board recommends to the Town Board that they accept a letter of credit in the amount of \$225,000 for Patricia Guarnieri's subdivision Isabella Woods, Thalia Court, on Daketown Road, TM#149.-2-35.

VOTE: Ayes: Dake, Cochran, Dupouy, Siragusa, Streit, Thraillkill, Yasenchak

Noes: None

**RESOLVED – P. Guarnieri, Major Subdivision**

MOTION: L. Dupouy

SECOND: D. Cochran

RESOLVED, that the Planning Board grants Special Use Permit for the construction of wells, septic and driveways in the Flood Plain buffer as per the plans submitted and Major Subdivision approval to Patricia Guarnieri, Isabella Woods, on Daketown Road, TM#149.-2-35 contingent upon:

- **Road bond being accepted and put into place**

T. Yasenchak asks for clarification on the driveway location within the flood plain and requests that the motion be amended to include that the Special Use Permit is for lot #3 only. L. Dupouy and D. Cochran agree to amend the motion to read:

RESOLVED, that the Planning Board grants Special Use Permit for the construction of wells and septic, and driveway of lot 3 only, in the Flood Plain buffer as per the plans submitted and Major Subdivision approval to Patricia Guarnieri, Isabella Woods, on Daketown Road, TM#149.-2-35 contingent upon:

- **Road bond being accepted and put into place**

VOTE: Ayes: Dake, Cochran, Dupouy, Siragusa, Streit, Thraillkill, Yasenchak

Noes: None

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**MICHAEL VINCENT – Minor Subdivision**

Allen Road

Michael Vincent and Virginia Guild are present. V. Guild states that there were sight distance concerns and an engineering report was completed. The bank in question has been cut back by the Town. This is a 4.2 acre parcel owned by B. & V. Guild and they would like to give M. Vincent 2 acres. C. Baker provides a review letter for the project and states that since the sight distance report was dated 2003, hopefully they have not seen the work that was done there. The report does say that they, Vollmer Assoc., based their whole design on 20 mph, which is an advisory posted sign. Advisory signs typically are not regulatory. C. Baker states that we have always looked at roads that are not posted as being 55 mph. Realistically, he does not believe that cars are going to travel 55mph along that curve. He states that, we as a

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Board, need to have some documentation from the engineer that says what they will travel in that area. This can be done with street studies or percentile studies, neither of which were mentioned. Table 1 states that they do not meet the sight distance at even 20 mph. C. Baker states that he is concerned with this based on the report that we have and he is hoping that since the work has been done out there that things have gotten better, and it may just be a matter of them going back out there to take a look at it. V. Guild states that she did not want that corner cut off, now they have a huge bank that is dripping mud, but that was the understanding with the Town that if they agreed to have that corner cut back that this would be granted. W. Barss states that the Town Board has request a speed reduction for Allen Road. G. Dake states that we need an updated report and that it might be best for the applicant to wait until we have the speed limit reduction in place so that they can base the report on the reduction. He explains that the Board needs to show that they have been prudent in protecting the applicant and the public. M. Vincent states that he is concerned with the change in zoning to 6 acres. G. Dake states that the Planning Board has not been contacted by the Town Board as to what projects would be grandfathered and states that we will need to review the record of this file to see what point was reached. G. Dake states that if they do not meet zoning, they do have the opportunity to apply for a variance, but it might be tough to get that variance. He indicates that the Zoning Board will have to get used to looking at this issue. V. Guild reads from previous minutes and states that they do own 6.67 acres behind this if they need to use it.

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**JEFFREY COLLURA – Major Subdivision**

Locust Grove Road

Jeffrey Collura is present and reviews a plan for the subdivision of his property on the west side of Locust Grove Road. Each lot is 6 or 6-plus acres. C. Baker states that the cul-de-sac diameter looks small. W. Barss states that other than the cul-de-sac, he does not have a preference for where the road comes out. He states that he does have traffic counts for these roads. J. Collura states that they have good sight distance on Locust Grove Road. Discussion takes place regarding different possible configurations for subdividing this property. G. Dake questions the situation with the property at the end of Griffen and asks W. Barss to think about what he would need for a turnaround. W. Barss states that ideally having the property owner at the end give up some of his property for a turnaround would work, but he does not believe that will happen. W. Barss explains that this might become a ‘road by use’ going to the house and the owner would have to willingly give up the property. Asking J. Collura to pave Griffen may become a possibility. J. Collura questions storm water management and states that he would like to build this and wash his hands of it. G. Dake and C. Baker explain that storm water easements are dedicated to the Town. J. Collura asks about retirement units. G. Dake states that the density does not change, the applicant can have 11 units here. Cluster developments are discussed, this would be a good way to preserve some open space in that section of Town and G. Dake suggests the applicant get the regulations for that. W. Barss will speak with the neighbor.

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**BRYAN MACPHEARSON – Minor Subdivision and Lot Line Adjustment**

Squashville Road

G. Dake explains that B. MacPhearson received approval for a subdivision and lot line adjustments. The applicant has been told by his bank that the lot line adjustments had expired and that he needed the plans signed again.

**RESOLUTION – B. MACPHEARSON, Minor Subdivision & Lot Line Adjustment**

MOTION: J. Streit

SECOND: M. Thrailkill

RESOLVED, that the Planning Board re-approves the minor subdivision and lot line adjustment for Bryan MacPhearson, per the map submitted and signed August 24, 2006.

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VOTE: Ayes: Dake, Cochran, Dupouy, Siragusa, Streit, Thraillkill, Yasenchak  
Noes: None

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**DISCUSSION**

G. Dake asks the Board members to think about a spring site walk and any projects they would like to visit.

C. Baker states that he attended a meeting at DOH regarding Saratoga Polo. The applicant is proceeding with their plans for a public water supply. They have an issue with water – they have one good well and are trying to find a second well.

C. Baker also provides a letter for the Darren Tracy subdivision. He is all set with that and the only thing outstanding is the attorney review of the shared driveway language.

G. McKenna had requested a copy of a signoff for the Verizon Wireless tower and C. Baker provides this.

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Meeting adjourned 8:08 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland  
Secretary