

**TOWN OF GREENFIELD**

**PLANNING BOARD**

**JUNE 10, 2008**

**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, Michael Ginley, Thomas Siragusa, John Streit, Michael Thraikill and Nathan Duffney, Alternate. Lorna Dupouy is absent. Gerry McKenna, Zoning Administrator and Charlie Baker, Town Engineer, are present.

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**MAY 27, 2008 MINUTES**

MOTION: T. Siragusa

SECOND: M. Thraikill

RESOLVED, that the Planning Board waives the reading of and accepts the minutes of May 27, 2008, with minor spelling corrections.

VOTE: Ayes: Dake, Yasenchak, Ginley, Siragusa, Streit, Thraikill, Duffney

Noes: None

Absent: Dupouy

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**N. MARK PEPPER – Minor Subdivision**

Sand Hill Road

N. Mark Pepper is present and a public hearing is opened at 7:02 p.m. M. Pepper explains that he would like to subdivide off one 6.1-acre lot. There being no public comments, this public hearing is closed at 7:03 p.m.

C. Baker asks if this property falls into the KROD zone. G. McKenna explains that it does not. It does have the 500' flood plain, however. The new map is reviewed and found to be in order. **The Board completes Part II of the Short Form SEQRA. All questions are answered "no". J. Streit makes a motion to check Box B, indicating that this will not result in any significant negative environmental impacts. B. Duffney seconds the motion. All present in favor.**

**RESOLUTION – N. Mark Pepper, Minor Subdivision**

MOTION: T. Siragusa

SECOND: J. Streit

RESOLVED, that the Planning Board grants a minor subdivision to N. Mark Pepper for property located at 483 Sand Hill Road, TM#137.-1-90 per the map received June 6, 2008.

VOTE: Ayes: Dake, Yasenchak, Ginley, Siragusa, Streit, Thraikill, Duffney

Noes: None

Absent: Dupouy

M. Pepper questions why a public hearing is needed on a one-lot subdivision with a legal lot. G. Dake explains that the Planning Board is supposed to balance the rights of the applicant and the rights of

June 10, 2008

neighbors. In order to balance those it is important for the Board to understand what everyone's position is and then make a decision based on the applicant's request and the public's concerns.

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**CASEY CORNELL – SITE PLAN REVIEW**

South Greenfield Road

Casey Cornell is present. C. Baker states that the only question he has is the 100' setback indicated on the plans. G. McKenna states that this is in the MDR2 and only needs 35'. The survey is a copy of one done under the previous zoning. G. McKenna states that everything complies. C. Cornell explains the new construction being proposed for the Board members who were not present at the last meeting. G. Dake states that everything is being built over existing impervious surfaces and therefore no SWPPP is required although erosion control during construction has been asked for. J. Streit asks the height of the new building. C. Cornell states that it will be 34'7". T. Yasenchak states that it is wonderful for the applicant to be able to expand and that he keeps a nice place. T. Siragusa states that it is a good project, appears to be well thought out and the property is well kept. G. Dake states that he thinks it is appropriate to have a public hearing on this because of it being a commercial piece and the potential for neighbors with differing views. C. Cornell questions that this is already a commercial property and most of the neighbors are relatives. G. Dake states that he recognizes that, but when you don't give people the opportunity to be heard is when they get most angry. A public hearing is scheduled for June 24, 2008 at 7:00 p.m.

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**MARK MULHOLLAND – Special Use Permit/Site Plan Review**

Route 9N

At the request of the applicant's attorney, this case is postponed to the June 24, 2008 meeting.

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**MELISSA DIGGINS – MINOR SUBDIVISION**

Allen Road

Melissa Diggins is present. G. Dake states that in the interest of disclosure, M. Diggins is employed by Stewart's. M. Thrailkill states that he is a neighbor of the applicant. T. Yasenchak states that she has done work for M. Diggins in the past. M. Diggins states that she would like to subdivide her property on Allen Road. There is approximately 55+ acres on one side of the road and 13+ on the other and she would like to subdivide along the road. G. Dake states that this is what we have referred to in the past as a natural subdivision. G. McKenna states that this is located in the LDR district and complies with acreage and frontage, and it is a natural subdivision. C. Baker states that soils in that area are not the greatest, historically, but it is a large enough lot where he does not see an issue. M. Ginley states that he just wanted to throw out the 5 year rule and states that he does not have any problem waiving it. G. Dake states that, back to the last meeting, the Town Attorney has said in the past that the Planning Board cannot, in anticipation, waive it. The Planning Board can make note that they do not object, but being a natural subdivision, he thinks that whether it is these 7 people or any other 7 people, they are going to view this as not being segmentation. The road already bisects it, it is effectively 2 lots already. The Board consensus is that this is pretty simple and straightforward. M. Thrailkill asks if the applicant has given thought to where a proposed driveway would be. M. Diggins states to the right of the barn. B. Duffney states that he thinks it is fine. The top half is high and dry, there are a couple of little low spots on the lower portion. G. Dake states that given the fact that this is a natural subdivision with two lots grossly exceeding zoning, would the Board like to waive a public hearing, do SEQRA and act on it tonight as there is no other information that the Board wants or needs. **The Board completes Part II of the Short Form SEQRA. All questions are answered**

June 10, 2008

**“no”. J. Streit makes a motion to check Box B, indicating that this will not result in any significant negative environmental impacts. B. Duffney seconds the motion. All present in favor.**

**RESOLUTION – Melissa Diggins, Minor Subdivision**

MOTION: J. Streit

SECOND: M. Ginley

RESOLVED, that the Planning Board grants a minor subdivision to Melissa Diggins for property located at 165 Allen Road, TM#111.-2-18.11 as this is a natural subdivision with the property being already divided by the road, contingent upon:

- **Receipt of a final subdivision map satisfying the standards required for filing at the County**

VOTE: Ayes: Dake, Yasenchak, Ginley, Siragusa, Streit, Thrailkill, Duffney

Noes: None

Absent: Dupouy

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**ZBA REFERRAL**

**Donald & Kathleen Kieffer** - G. McKenna states that the applicant would like to build an attached garage with a breezeway, and in trying to keep the existing plane of the house and the elevation, he may need a 4' variance. T. Yasenchak states that she is working with the Kieffer's and that there is also an elevation change behind the house that would require the applicant to bring in fill for the garage and there is the architectural issue. No Planning Board issues.

**DISCUSSION**

G. Dake asks R. Rowland to get an update of where all the Planning Board members stand on training to date so we can have a mid-year report. R. Rowland will re-mail the information on the upcoming "summer school".

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Meeting adjourned 7:29 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland  
Secretary