

TOWN OF GREENFIELD

PLANNING BOARD

JUNE 12, 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, Lorna Dupouy, Thomas Siragusa, John Streit, Michael Thrailkill, Tonya Yasenchak and Michael Ginley, Alternate. Dan Cochran is absent. Gerry McKenna, Zoning Administrator and Charlie Baker, Town Engineer, are present.

MAY 29, 2007 MINUTES

MOTION: T. Yasenchak

SECOND: T. Siragusa

RESOLVED, that the Planning Board waives the reading of and accepts the minutes of May 29, 2007 as submitted.

VOTE: Ayes: Dake, Dupouy, Ginley, Siragusa, Thrailkill, Yasenchak

Noes: None

Absent: Cochran

Abstain: Streit

PLANNING BOARD CASES

GEORGE VANDERPLOEG – Special Use Permit

Wilton Road

George VanderPloeg is present and explains that he would like to replace the old mobile home, which has been on this property since 1973, with a newer one. G. Dake asks G. McKenna about the new regs. G. McKenna states that the applicant basically has to comply with the setbacks and verify that the current septic complies. G. VanderPloeg states that he had moved the mobile home during the subdivision process. He wants to keep the mobile home as close as he can to where it is with the setback off the road so that it is further from the neighbor's property. G. McKenna states that the front and rear setbacks are 75' and the side is 50'. G. VanderPloeg was not aware that the setbacks had changed but it can still fit, he does not plan to sell but if he did, he would sell both parcels. J. Streit asks if setbacks are grandfathered. G. McKenna explains that in this particular case they would not be, they would revert to the new because it is a new mobile and that is the way it was under the old zoning also. G. VanderPloeg states that he will have to angle the newer mobile home, and that he plans to use the well and septic that exist. J. Streit asks if the frontage complies. G. McKenna states that the lot is pre-existing so the acreage and frontage would be considered pre-existing, non-conforming. G. VanderPloeg points out locations for the well and septic. C. Baker states that he would like to see a location, a letter or something on the septic system stating that it is in good condition. G. VanderPloeg states that it was installed in 1979-80, there is currently a two bedroom, two-bath mobile home on site and he wants to replace it with the same. C. Baker asks if the applicant rents this property. G. VanderPloeg states that he owns it and his son currently lives there. C. Baker states that he is not overly concerned since if there is a problem it will be the applicant's problem. G. Dake reads from Section 105-132 and asks G. McKenna if the applicant needs a Special Use Permit. The Use Table is referred to and a special use permit is required in the LDR District. G. Dake asks how the Board feels about granting the Special Use Permit contingent on meeting Section 105-132. G. VanderPloeg asks if he can put

June 12, 2007

the mobile home closer to the lot with his existing home. G. Dake explains that he would need an area variance if he wanted to do that.

RESOLUTION – G. VanderPloeg, Special Use Permit

MOTION: T. Yasenchak

SECOND: M. Ginley

RESOLVED, that the Planning Board grants a Special Use Permit to George VanderPloeg for a replacement of an existing mobile home for property located at 221 Wilton Road, TM# 139.-1-3.3 contingent upon:

- **Meeting the requirements in Section 105-132 of the Zoning Ordinance**

Public hearing is discussed and waived.

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

Noes: None

Absent: Cochran

PRIME POINT PROPERTIES LLC – Minor Subdivision

Young Road

Michael Ginley recuses himself. Dan Wheeler, surveyor, and Michael Kilinski are present. D. Wheeler distributes copies of an updated map indicating the wetlands and explains that they are requesting a lot line adjustment and then a minor subdivision. The applicant is purchasing property from the neighbors in order to meet the acreage requirement for three 6-acre lots in the LDR. The neighbors, David and Pamela Green, are also going to do a lot line adjustment to their existing house parcel. G. Dake states that we need an Authorization of Agent from the neighbor so that we know that we are not swapping land without their approval. D. Wheeler states that M. Kilinski has a copy of a contract he can also provide to the Board. G. Dake states that D. Green would also need to file. D. Wheeler states that he can do this all with one map. G. Dake states that we need to think about what needs to be filed at the County so we make sure that everything is accurate. We are changing 3 deeds before we do the subdivision. The remaining lands of Green are vacant and that is the only parcel that will be getting smaller, it is about 60 acres. G. McKenna states that other than whatever we need from the Greens, the subdivision works within the zoning. C. Baker states that the notes he has are – topo; typical notes; wetlands, which we received tonight; the storm water management note that we recently crafted; and boundary line adjustment. The new lots will be 6 acres and even with the wetlands, there should be plenty of room for well and septic, so C. Baker is not concerned with seeing test pits. T. Yasenchak asks if there are any DEC wetlands and if not ACOE does not require a buffer. L. Dupouy asks if there are any sight distance issues. D. Wheeler states that he did not measure, but does not think that is an issue. J. Streit asks what the Green's house parcel will become once the lot line adjustment is done and asks if it is an issue if it is under 6 acres. G. McKenna states that they are making a non-conforming lot larger. G. Dake asks who lives in the existing house on the corner. M. Kilinski states that he has tenants and intends to maintain the house. G. Dake states that the Board seems to be amenable to the plan, that we need to see the topo, the biggest question with sight distance would be the existing house on the corner, 6-acre lots are fine and this lot is outside of the KROD. Discussion takes place about deeming the application complete even though we are waiting for additional information from the applicant. In order to send this to Saratoga County Planning and the Town of Providence, we must deem the application complete. M. Kilinski states that he would like to sell the property as soon as possible, but there is no hardship in waiting for the responses and a public hearing. D. Wheeler states that side of the road is pretty flat and there might be one or two contours. T. Siragusa asks if this parcel is in the same ownership as the property on the opposite side of the road. D. Wheeler explains that it was; it was part of an estate; each side was surveyed

June 12, 2007

separately and sold separately. M. Ginley subdivided the north side of the Road and this application is for the south side of the road. T. Siragusa states that the Site Location Map indicates that it is one lot.

RESOLUTION – Prime Point Properties LLC

MOTION: J. Streit

SECOND: T. Yasenchak

RESOLVED, that the Planning Board deems the application of Prime Point Properties LLC as complete for a minor subdivision of property at 244 Young Road, TM#161.-1-6.2.

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

Noes: None

Absent: Cochran

Abstain: Ginley

Public hearing is discussed and is set for June 26, 2007 at 7:00 p.m. SEQRA short form is discussed as being acceptable and will be completed after the public hearing. We will send this to the County and Town of Providence. C. Baker states that he will speak with the Chairman of the Town of Providence Planning Board. D. Wheeler states that he can draft a letter for the Green's to sign and they will have it notarized. G. Dake states that this is all part of figuring out what has to go to the County. If we have one big submission to the County with all of these changes at once, that would be the easiest thing for everybody. The question is how much work does D. Wheeler have to do and who foots the bill for it. D. Wheeler states that most of the work is done, and he will do a small, 400-scale map, showing what is happening to each of the lots. G. Dake states that we would not require a separate lot line adjustment application for the Greens in this case, that it could all be done as part of the same action. He states that the applicant should get an updated plan to C. Baker as soon as possible.

REFERRAL – Town of Corinth

G. Dake reviews the map, the property is entirely in the Town of Corinth, and access is in the Town of Corinth. Board consensus is that there will be no impact to the Town of Greenfield. A letter will be sent thanking them for the courtesy and the opportunity to review and comment, we trust their judgment to act on this and do not believe that there will be any impact to the residents of the Town of Greenfield.

Meeting adjourned 7:38 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary