

TOWN OF GREENFIELD

PLANNING BOARD

JULY 27, 2010

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by T. Yasenchak at 7:00 p.m. On roll call, the following members are present: Tonya Yasenchak, Nathan Duffney, Thomas Siragusa, John Streit, and Michael Gyarmathy, Alternate. Gary Dake, Lorna Dupouy, Michael Thraikill and Charlie Baker, Town Engineer are absent.

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MOTION: T. Siragusa

SECOND: J. Streit

RESOLVED, that the Planning Board waives the reading of and approves the minutes of July 13, 2010 as submitted.

VOTE: Ayes: Duffney, Siragusa, Streit, Yasenchak, Gyarmathy

Absent: Dake, Dupouy, Thraikill

Noes: None

PLANNING BOARD CASES

JAMES DORSEY – Major Subdivision

Locust Grove Road

James Dorsey is present and reviews his project. He states that this property consists of approximately 71 acres on which there will be 6 total lots. He would like to maintain the existing farmhouse and it's characteristics, along with the stone walls and the 50+ acres of woods. He states that he decided that he would prefer not to put in a public road. He explains that there will be a deed restriction of no further subdivision on the 41 acre parcel. There will be very limited cutting of any of the trees. Three of the houses will require no cutting and one will have a minimal amount cut. A public hearing is opened on this case. Mary Schow, asks how many new homes will be here in addition to the existing farmhouse and how many acres with each lot. J. Dorsey explains that there will be 5 new homes and that their proposal was to have one parcel of 4+ acres. He states that his engineer is working on that to see if they can potentially get over 6 acres on that lot. The existing farm house is currently a multifamily, which he has not discussed with the Board as yet. He states that he would like to break ground fairly soon but it will be a 3, 4, 5 year project where you build a house every year and a half or so. Mike Chandler, Greenfield Fire District, states that he is here to answer any questions for the Board or the applicant regarding his previously submitted comments. B. Duffney asks M. Chandler to explain about the markers that were commented on. M. Chandler states that this is something that they have implemented in Lake Desolation. They have started to mark their roads at 500' intervals from the houses so that the Fire Company can start laying line when they reach that marker and then they can radio someone behind them indicating that they have started at that point. He states that Greenfield has 500'; Middle Grove has 750' and Porter Corners has 1000'. The Fire District is trying to get a plan together to get to the Planning Board and Zoning Board with their rationale for some of the needs that the Fire District has. He explains that the markers can be as simple as a 4 x 4 post with stripe a painted on it – it doesn't have to be cumbersome or expensive. J. Dorsey states that at the last meeting he had sort of agreed to this but wasn't sure exactly what the Fire Department was looking for. M. Chandler states that

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they are talking something really simple like one stripe is 500' and two is 1000'. T. Siragusa states that there was no objection. He thinks that the discussion really revolved around what the standard was; what the marker should look like and is it 500' from the road or from the structure. He states that this could be an opportunity to set a standard as this is probably not going to be the last time that we will see this. M. Chandler states that it would be 500' from the house. T. Yasechak states that as there is no further public comment, this public hearing will be adjourned to the next meeting for the additional information previously requested. Question is asked about restrictions on the stream. J. Dorsey states that he voluntarily provided a 100' buffer on the stream. T. Siragusa asks if the applicant is still looking at doing the cluster development. J. Dorsey states that they are looking at options to present to the Board.

ELIZABETH HUNTLEY – Site Plan Review

Route 9N

No one is present for the application.

TONI HOLBROOK – Minor Subdivision

Locust Grove Road

The applicant has requested that this be postponed to the next meeting.

Meeting adjourned 7:16 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland