

Town of Greenfield Environmental Commission **Minutes approved 16 Nov**
Meeting 28 September 2017 at Greenfield Town Hall was called to order at 7:05 PM.

Attending: Ken Blom, co-chair; Kath Bozony, Charlie Dake, co-chair; Casey Holtzworth, Dan McIntyre, Vince Walsh

Minutes: Minutes from the August meeting were approved and sent to the town clerk.

Contact Reports:

Town Board: Sept 14

- (1) Unsafe building: A house at 6 Main St., Lake Desolation is in disrepair and the foundation is crumbling. Notice sent to the owner, public hearing set for Oct 12.
- (2) Landowner permission granted to Mulleville Snowmobile Club to cross Town property with trails.
- (3) Warren Rosenthal, of Lk. George Land Conservancy, describes the Hemlock Woolly Adelgid, an aphid with no natural enemies in this area, which wiped out most of the hemlocks in the Smoky Mts and is now in Schenectady Co. and Prospect Mt. Residents who observe white fuzzy egg masses between hemlock needles can send digital photo and GPS coordinates to DEC. DEC hopes to protect the Adirondack Park.
- (4) Discussion of New York Healthcare Trust, a single-payer insurance for all NYS residents, in lieu of Medicaid, Medicare, and commercial insurance. NY Assembly has passed it and Senate is addressing it. Residents spoke encourage others to contact their state legislators in support of this plan.
- (5) Discussion of a Town laborer position to help fill out State and County Storm Water Management forms, along with other duties.
- (6) Brookhaven Park will host a 5K race. A bridge on the golf course needs repairs and cost estimates will be sought.

ZBA: Sept 5

- (1) Ure Way (Lally) Area Variance to build a second house on the same property with a first house. No road frontage exists for the second house. ZBA requests a detailed map, pictures of the property, and postpones action until Oct 3.
- (2) Shemroske (case 986) application is withdrawn.
- (3) Rte 9N (Jenkins) Area Variance to install ground-mount solar panels with insufficient acreage (lacking 2.17 Ac. and 40ft of road frontage). Public Hearing brought no comments and no correspondence. Discussion of road frontage, visual buffer, and pre-existing non-conforming nature of the lot. Variance is granted because the property is shielded from neighbors and no environmental affects are likely.
- (4) Sand Hill Rd (Gashel) Area Variance to install a ground-mount solar collector with 96 ft too little road frontage. Public Hearing brought no comment and no correspondence. Discussion of lot size and trees buffering the view. ZBA grants the variance, since the neighborhood character will not be changed and no environmental affects are foreseen.

- (5) Lester Park Rd. (Szpak) Area Variance to add a carport to the garage with too little setback to the boundary. Public Hearing brings no comment and no letters. ZBA grants the variance, which will not change the character of the neighborhood and have no adverse environmental effect.
- (6) Squashville Rd (Vanderzee) Area Variance is discussed. Owner's agent describes ongoing attempts to gain permission to cross National Grid property.

Planning Board August 29 (Charlie)

- (1) Porter Corners Rd. (Saraspa Rod & Gun Club) Special Use Permit request to alter the hours of use to Sat-Sun and Tue-Wed 9:00AM-8:00PM. Public Hearing brought comments about noise at neighbors' houses, coexisting with no expansion of hours, tree cutting and increased noise, horse farming nearby, the 200-meter range and increased noise, shooting by others outside the range, 500 residents who are members, safety precautions, types of sound mitigation possible. Discussion will continue.
- (2) Spier Falls Rd (McBiles) Minor Subdivision to create 2 lots on a 47-acre parcel with one house and a 15-acre pond. Public Hearing brought a question about total number of lots to be created (two lots). The sight distance on the 55-mph road was discussed. PB completed the SEQRA short form and found no significant negative effects. PB approved the application, provided the DEC confirms the current location of wetlands and the applicant provided correspondence from AASHTO that the driveways will meet the signs requirements.
- (3) Porter Corners Rd. (Arnolds-Spaulding) Minor Subdivision to create 3 lots, one of which will stay with the current house. Public Hearing brings one comment in support. PB completed the SEQRA short form and found no significant environmental effects. PB approved the application.
- (4) Denton Rd (Prestwick Chase) PUD. Public hearing brought comments from EC member about recommendations being developed, from a neighbor about the rural nature of Greenfield not matching the PUD and concern about the 2nd exit. Discussion addressed the SEQRA for the revision, density of the proposal (117 buildings), inconsistent descriptions of the number and configuration of the buildings, neighborhood is zoned for 2 acre parcels, parking and safe pedestrian access, traffic study, public sewer proposal, size of the buildings, green space, wetlands, buffering trees, timeline for PUD revisions. Discussion will continue.
- (5) Discussion of Witt construction's agreement to replant trees on Old Stone Ridge.

Planning Board: Sept 12 (Charlie)

- (1) Rte 9N (Stewarts Shops) Site Plan Review to add a 1000 sq. ft. to the existing warehouse. Items discussed as the site plan is developing: removal of 26,000 yards of fill, a new perimeter roadway inside the campus, traffic pattern to 9N, added lighting, storm water handling with a drainage pond, additional solar collectors, natural gas line, geotechnical study the earthen bank created along the pond, and the SEQRA of 2008.
- (2) Ure Way (Lally) Minor Subdivision to build a second house on the property. Items discussed include: shared driveway easement language needed, electrical supply along the 1500 ft. driveway.

- (3) Porter Corners Rd (Sarasp Rod & Gun) Site Plan Review to extend hours. Public Hearing is reopened and displays were shown of the property: 126 Ac of mostly undeveloped wetlands. Discussion included: wetlands, power line property, wooded buffers, overshoot protection, logging done on the property and accidentally on neighboring property, lighting for evening events, measured loudness at property boundaries (70-80 db), attempts at sound mitigation, neighbors' observations, hunting on surrounding properties, possible PB site visit.
- (4) Middle Grove Rd (PLP Properties) Minor Subdivision. Information requested at previous meeting is provided: letter from applicant's engineer about driveway site distance, letter from Town Engineer, letter from ACOE, Part II of SEQRA filled by PB. PB approves the application.
- (5) Locust Grove Rd (Correll) Major Subdivision to create 6 building lots. Lot 1 has wetlands and can't be developed. Questions were asked about the site distance to the intersection. Questions remain about the traffic speed and sight distance, creating unable-to-develop lots, and setback issue between lot 1 and lot 2.
- (6) Maple Ave (Carlson-case 606) Site Plan Review for an office building with an apartment building to the rear and solar collectors on the roof. Additional information was requested by 26 Sept to be processed by the October meeting.
- (7) Squashville Rd (Vanderzee) Open Development Area to create a new lot to make access to landlocked acreage to the rear. PB asked about sight distance to the intersection and permission to use National Grid property before they can make a determination.
- (8) Plank Rd. (Evans) Open Development Area to develop a landlocked parcel with no road frontage. PB asked about permission to cross private property on the road (a legal problem), about repairs of a bridge (an engineering problem) on an old logging road across the private land, and access for fire vehicles to the intended lots. The issues are referred to the Town Attorney.
- (9) Old Stone Ridge (Witt Construction) Site Plan Review. PB discussed progress on the replanting that was agreed to last year. PB requested a report from an approved forester who visits the site.
- (10) Denton Rd. (Prestwick Chase) PUD Amendment to change the profile of the plan, continued from the previous PB meeting. PB sees inconsistencies in the plan that may create too much density for the neighborhood and the SEQRA may need to be revised. Better defined size and density figures are required before the PB can decide. The maximum worst-case density (117 units) leaves too much unknown about area of road surface and number of buildings, that create storm water and unknown amount of visual density. The newest amendment might not require a new SEQRA because it reduces the population density. However, proposed density of homes is out of character for the neighborhood. More study and more discussion are needed.
- (11) North End Road (Fitzgerald) Open Development Area The discussion continues about building another house on a private road that gives access to other homes beyond the target lot. PB gives a favorable advisory opinion that the road appears to provide safe access to other year round homes.

Correspondence Received copies of letters: (1) from neighbors, Carbonaro and Clifford about Witt Construction's reforestation attempts (2) from Carbonaro to B. Neils at Cornell Cooperative Extension about observations of the project, and (3) from B. Neils at Cornell to Carbonaro about specifics of his measurements and constraints on taking them during the growing season.

Town Parks: No report

Adopt-a-Roadside: No report

New business:

- (1) We delivered a recommendation to PB about the latest Prestwick PUD on 23 August.
- (2) Recognizing the comprehensive nature of Prestwick's PUD (2017) we'll revisit and update our Recommendations to PB about Prestwick's PUD of 2013. We'll include several new issues: screening with native trees, storm water management techniques, light pollution, traffic noise, and habitat fragmentation.
- (3) Questions related to CDTC: (A) Could CDTC help our proposal that Greenfield include a hydrogeology study to protect our well water, as part of Town's Comprehensive Plan? (B) Could the CDTC help us define Open Development as a hazard because it increases roads, driveways, traffic, culverts, all fragmenting habitats which damages wildlife, increasing ticks and lyme disease? (C) Could CDTC help the Town replace more of its culverts with migratory fish-friendly flat-bottomed ones? (D) Could CDTC, or Saratoga PLAN help us survey how many culverts need replacement on Town-maintained roads and on private roads? (E) Could CDTC help us plan for a safer and more efficient student drop-off at Greenfield Elementary School? (F) Could CDTC or Saratoga PLAN help us plan a Town-wide project to stop spreading invasive plants, like Phragmites and Japanese knot weed whenever soil is moved for construction?
- (4) Continued discussion of EC proposal for a hydrogeologic study of the town's water resources, when the Comprehensive Plan is revised. *Since most of us drink the ground water, we hope to protect it beyond the general State and National standards as the Town grows and develops.* Recent ideas: Casey's description of Moreau L. study, possible CDTC assistance, and hydrologic study by USGS in 1988 analyzed the ground-water resources in Saratoga County.
- (4) Kathy will bring information on Clean Energy for our next meeting.

Next Meeting: 19 October 2017

Meeting Adjourned at 8:50 PM