

Town of Greenfield Environmental Commission

Minutes approved 18 Jan 2018

Meeting 21 December 2017 at Greenfield Town Hall was called to order at 7:05 PM.

Attending: Ken Blom, co-chair; Kathy Bozony, Linda Beauregard, Casey Holtzworth, Dan McItyre

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

Discussion: Charlie's status, co-chairs, EC positions after new year

Contact Reports:

Town Board: Dec 7

- (1) Bids were awarded for gasoline, diesel fuel, and #2 fuel.
- (2) Public hearing on the extension of local law granting tax exemptions for military veterans. No comments were offered and exemptions were extended.
- (3) TB approved a \$96,366 loan from UDAG to install a new pump station for irrigation at Brookhaven. The golf cart loan is nearly paid off.

Dec 14 (from agenda)

- (1) Unsafe buildings at 7 L. Desolation Rd (already removed, as of Dec 21) and 188 Bockes Rd.
- (2) Plank Rd. subdivision (Evans)
- (3) Review junkyard licenses
- (4) Brookhaven discussions: UV system, Budget for 2018.

ZBA: Nov 7

- (1) Clinton St (Smith & Fehling) Area Variance Application to build an in-law apartment for an elderly parent. There is 1.5 Ac w/ 40 ft. setback and the requirement is 3 Ac w/ 75 ft setback. Discussion included trees screening the view from neighbors, proximity of the railroad track, and ownership of property across the tracks. More information was requested: photos, property line diagrams, and a public hearing will be set for Dec 5.
- (2) Plank Rd (Goodson) Area Variance to build a garage on an existing slab. The front setback is 39 ft but 75 ft is required. The application is accepted, photos of the slab and the neighboring homes are requested, and a public hearing is set for Dec 5.
- (3) Squashville Rd (Vanderzee) Area Variance to build a driveway across a keyhole lot and across Nat'l Grid property to a 70-Ac parcel of landlocked land. Issues persist: current title (from Vanderzee to Vanderzee and Over The Hedge Farms LLC) does not include right-of-way language and the Nat'l Grid right-of-way specified a previous owner's logging operation in 1992. ZBA tables the request to give the owner to have time to work out the issues.

Dec 5

- (1) Clinton St (Smith & Fehling) Area Variance Application to build an in-law apartment for an elderly parent. Public Hearing brought no comment. Requested information was supplied by the applicant. ZBA granted the variance, stating it does not change the nature of the neighborhood and presents no physical or environmental damage.

(2) Plank Rd (Goodson) Area Variance to build a garage on an existing slab. Public Hearing brought no comment. Applicant supplied photos and drawings, as requested. There had been a garage but it burned down and was not replaced within a year. ZBA granted the variance, citing no change to the neighborhood and no physical or environmental damage.

Planning Board Nov 28

(1) Locust Grove Rd (Corell) Minor Subdivision: Public Hearing brought no comments. The PB asked that the deed easement language be approved by the Town Attorney and reviewed the short form SEQRA. PB approved the request, pending approval of easement language.

(2) Saratoga Blvd (Prestwick Chase) PUD Amendment. The amendment addresses only two points: a. adding single-family homes, and b. extending construction from 60 months to 72 months. It describes PB as the lead agency and includes a map which vaguely defines the project without numbers. Since a PUD proposes to alter Town Zoning Law, many things need clarifying before PB can recommend it. Discussion included: blasting, Environmental Impact Statement, noise of construction vehicles, impacts on surface water, impact on energy, noise and light, consistency with surrounding community, size of units, impact on the Town, mixed-use remaining in the PUD, fire safety among very close buildings, power of SEQRA declaration, and subjectivity of mitigation plans.

(3) Old Stone Ridge (Witt Construction) Amendment to subdivision Site Plan Review. Applicant asked for postponement.

Dec 12

(1) Rte. 9N (Chwaz) Extension of Special Use Permit The ANSUL System (probably automatic fire extinguishing system) is being custom-built and after it is installed, DOH can inspect the site. PB waived the Public Hearing and granted a 1-year extension to the project.

(2) Saratoga Blvd. (Prestwick Chase) PB discussed the SEQRA for the PUD Amendment.

a. SEQRA Part 2 (item 17) “Consistency with Community Plans”: PB Resolution describing a “moderate impact” failed to pass. Discussion compared the PUD to the existing Prestwick community and then to the surrounding Denton Rd. community, regarding: building footprints, setbacks, and separation distances. Each issue would need mitigation in order for the motion to pass.

b. SEQRA Part 3: “Large impact can potentially be mitigated” PB Resolution did not reach consensus. The language in the PUD does not match the conceptual map provided. The PB will remain the steering body as site plans are reviewed so they would be able to manage stages of the project, but the existing map is too vague. The applicant will be asked to develop other wording to suit the PB’s concerns.

Correspondence

We received Adirondack Council bulletin for Fall 2017

Town Parks: (Theresa)

Adopt-a-Roadside: (Ken) Reported roadsides in Greenfield (0 to 6 pieces of trash counted per quarter mile) are often much cleaner than in neighboring townships (up to 96 pieces counted per quarter mile). Organized volunteers appear to be making a significant difference.

New business:

(1) Discussion of the Survey (2015, 2016): we'll continue looking for ways to involve more people on issues like minimizing road salt, community composting, controlling invasive species, and minimizing open development. a. The Town Website might be employed, as we explored in Jun 2016: permission form Town Clerk, inputs from EC members, approval of submissions by EC, develop a format to follow, crediting sources, etc. b. Casey suggested hosting an iMap workshop to train residents to identify invasive species. It might be a partner event with another organization like SaratogaPLAN or DEC Foresters. It could help us to build an email list.

(3) Continued discussion of EC proposal for a hydrogeologic study of the town's water resources. Saratoga PLAN has the aquifer data in its maps and a consultant could help the Town coordinate our Comprehensive Plan with our water resources. *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) Report on Southern Palmertown workshop, attended by Kathy, Charlie, Ken. Saratoga PLAN sought local input in developing their plans for recreation, conservation, and economic development. It will return for feedback on their developing plans in about a year. An audience of about 50 people attended, about half of whom were Greenfield residents.

(5) Report on Houston flood (NY Times, Dec 2017) in developed areas that were historically designated as flood zones. Thousands of flooded-out homes were built on land after developers installed inches of fill dirt and FEMA changed the designation. Indicates the importance of taking designations by ACOE and DEC seriously when making plans for development.

Next Meeting: 18 January 2018

Meeting Adjourned at 8:25 PM