

**Town of Greenfield Environmental Commission**

**Minutes** approved 19 Apr 2018

**Meeting 15 March 2018** at Greenfield Town Hall was called to order at 7:07 PM.

**Attending:** Linda Beauregard, Charlie Dake, Casey Holzworth, acting chair; Dan McIntyre  
Guests: Susan Celia, Jim VanDyke

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

**Discussion:** We've received two letters of application for EC membership and are expecting more. The Town Clerk's advertised the opening on the PennySaver on Mar 1.

**Contact Reports:**

**Town Board:** Feb 8

(1) Unsafe building at 188 Bockes Rd: owners will be notified by April 1, after which the structure will be removed by the Town crew and costs will be added to next year's tax bill  
(2) Unsafe building at 151 Bockes Rd: the property owner has begun demolition and they have 60 days to complete it.

(3) Prestwick PUD discussion will not proceed because paperwork from PB has not been received yet.

(4) Ure Way (Lally) Open Development Application: The application is accepted with recommendations from PB to have an engineer certify the bridge and the matter will be forwarded to ZBA.

(5) Recreation Dept Discussion: Fees for residents at summer camp and participation of non-residents was discussed. Out-of-town participants can bring the total number to 250.

Wages for the nurse and continuing counselors were discussed.

EC discussion: Are environmental programs offered? There may be an opportunity to partner with the State Park educators for programming. The camp may also be able to take advantage of the Connect Kids travel grant program. It's a non-match grant program that pays for busing for kids to State Parks.

(6) An alternate member was appointed to PB, to replace Charlie Dake who has become a regular member.

(7) A UDAG loan (ten yrs, zero interest) of \$200,000 was approved to update the irrigation system at Brookhaven Golf Course. It will reduce water consumption from 8 million gallons to 6 million gallons per year.

(8) Town-wide clean-ups are set for 3 days in Spring (May 4,5,6) and 3 days after the Town-wide Garage Sale (Sept 14,15,16).

EC discussion: What would it take to include disposal of hazardous materials? Tires? Dan will look into Town of Wilton's program which may include both.

(9) Town roads are temporarily closed to vehicles over 4 tons, until further notice.

(10) The budget for road salt is running low (\$144K spent, from \$270K budgeted).

EC discussion: committee will do research into ways to reduce road salt usage to present to Town for consideration.

March 8 (From Agenda)

(1) Board of health will address unsafe buildings at 188 and 151 Bockes Rd.

EC discussion: Alternatives to salt? EC to research alternate approaches and make suggestions to Town.

(2) Resolution to support Adirondack Aquatic Center.

**ZBA:** Feb 6

(1) Wilton Rd (Van Arnum) Area Variance Application: The owner of a 5-Ac lot wants a variance on the side and rear setbacks to split it along an existing gravel roadway. The larger portion is wet. The application is accepted, Public Hearing is set for Mar 6, and aerial maps and completed SEQRA are requested by ZBA.

EC discussion: Caution against creating a “wet lot” that is unbuildable due to DEC regulations. The DEC is lenient on landowners who own lots with much wetlands, but not so lenient when a landowner creates a new lot that has a disproportionate area of wetlands. Not sure if this applies here or not.

(2) Grange Rd.(McKenna) Use Variance to install storage units on a parcel with much bedrock (est 25%) and wetlands (est 50%). Storage units would not require a septic system and the setbacks would match a single family house. The parcel is associated with a mobile home park near the rail road, which would be subdivided. ZBA suggests a site visit in April. Creating a well and septic system would cause financial hardship because of the nature of the ground. A Public Hearing is set for Apr 3 and full documentation of the proposal is needed in the Building Dept by Mar 20.

(3) Plank Rd (Evans) Area Variance Permit, referred from TB, after they approved the Open Development Application with several contingencies. The application is apparently to create a keyhole lot with insufficient road frontage. A Public Hearing is set for Mar 6.

March 6 (From Agenda)

(1) Wilton Rd.(Van Arnum) Area Variance

(2) Plank Rd (Evans) Area Variance

(3) Ure Way (Lally) Area Variance

(4) Liberty Drive (Lochner) Area Variance

(5) Allen Rd (Goertzen & McDonald) Area Variance

**Planning Board** Feb 27 (From Agenda)

(1) Rte 9N (Stewarts Shops) Site Plan Review

March 13 Meeting canceled; no items on agenda

**Correspondence:**

(1) We sent a recommendation to PB on 5 Mar 2018 regarding the Stewarts Plan. We addressed ground water, stormwater runoff, light pollution, noise pollution, and ways for the neighborhood to bring concerns when PB addresses major developments.

(2) Ken received a phone call from a Daniels Rd resident on 6 Mar concerning the Prestwick PUD. She said the neighbors of Prestwick believe the PUD should warrant a major SEQRA evaluation, based on increased pavement and roofing, increased draw on the aquifer, and the fact that the current PUD was initiated 24 years ago.

(3) Casey received a letter from Kim Hill (NYS Parks, Recreation, and Historic Preservation) acknowledging his offer to help organize training on Hemlock Woolly Adelgid (HWA), an invasive insect killing hemlock trees. Multiple different organizations (Saratoga PLAN, Cornell Coop. Ext., State Parks, Saratoga Springs DPW, and more) are planning to partner on a presentation for local citizens to learn about HWA and how to survey for it. A suitable venue and date in late March or April will be sought.

EC discussion: We will notify EC members , Town Hall , and publicize the event when a meeting is scheduled.

(4) We received a copy of Jim VanDyke's comments to PB.

EC Discussion: We spoke to Jim about his comments but are not in the position to be able to validate his point. We recommend that PB or EC contact DEC, ACOE for clarification and to get their professional and legal opinion of the points.

### **Town Parks:**

**Adopt-a-Roadside:** Susan Celia spoke quite a bit about her efforts to keep her area roads clear and expressed an interest in a bigger program in the town. Susan may be willing to work with Theresa to help with program overall. Ken has shared her contact information with Theresa.

### **New business:**

(1) Items for the Town Website Newsletter should be approved by EC and they can be submitted electronically. Several topics had been developed in 2014 and new topics have arisen since.

EC discussion: What can be done to promote downloading the Town Website Newsletter and expand the number of readers?

(2) We continue seeking ways to involve more people on issues like minimizing road salt, community composting, controlling invasive species, and minimizing open development.

(3) Casey has contacted the NYS Parks Dept. to explore partnering with other Saratoga-area groups, like SaratogaPLAN or DEC Foresters to run an iMapInvasives workshop.

Correspondence item #3 (above) has recognized his offer and expressed plans to set up a workshop in the near future.

(4) 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 grant assistance, and hydrologic study by USGS in 1988 analyzed the ground-water resources in Saratoga County.

(5) Letters of Application to EC have been received from Jim VanDyke and Carrie Minner.

**Next Meeting:** 19 April 2018

**Meeting Adjourned** at 9:(+/-) PM

Anticipated meeting dates:

(19 April 2018)  
(17 May 2018)  
(21 Jun 2018)