

**Meeting 18 March 2014** at Greenfield Town Hall was called to order at 7:04 PM.

**Attending:** Ken Blom, Chair; Dan McIntyre, Vern Utter

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

**Contact Reports:**

**Town Board**

**Feb 13:** (1) A damaged mobile home on Rte 9N was discussed by the Bd. of Health. (2) Denton Rd.(Jayko) and neighbors have an agreement with Skidmore and are dropping their lawsuit. (3) Proposed Water District is being reviewed with SEQR forms. Stewarts stated that it will not disturb any wetlands. Benefits to landowners who do not attach to the water line were discussed. The TB approved establishment of Water District #1 pending several conditions. (4) A Zoning Committee will be established soon to review zoning regulations. (5) A Historical Records Policy was approved as submitted by the Town Historian. (6) Brookhaven Committee reported that upgrades are being done to the clubhouse by the concessionaire.

**ZBA Mar 4:** (1) Ormsbee Rd. (Mulleyville Snowmobile Club) has applied for a 250' frontage variance to install a building along the road. The need for a SEQR will be researched and a letter from APA will be sought. (2) North Creek Road (Dowen) application for a 200' frontage variance was approved. It is a pre-existing landlocked lot. It does no damage to any neighbors nor to the environment.

**Planning Board**

**Feb 11:** (1) Canty Rd (Morehouse) NYSDEC wants erosion and sediment controls installed because of amount of material removed. (2) Goose Hollow subdivision is a major one and is still being studied. (3) Denton Rd (Prestwick Chase-8pgs of discussion) The 25 acres of green space set aside for Country Squire Development ( by the same developer in 1991)are apparently being added into the 110 Ac. PUD for Prestwick's enlargement. Without those 25 acres, 89 acres remain which will require recalculation of the SEQR density values.

**Feb 25:** (1) Canty Rd (Morehouse) Public hearing was conducted. Questions were raised about the nearness to Bell Brook and its historic flooding, and septic systems installed on bedrock. (a) DEC says there are no regulated wetlands on the property so a 100' setback is not required. ACOE will conduct its assessment of wetlands after the snow is gone. (b) Two lots do not have sufficient spacing between wells and septic systems but they are existing lots with homes. (c) As soon as snow melts, storm water handling mulch will be installed. (d) Two lots will share a driveway onto Rte. 9N. That would require wording in the deeds to prevent misunderstanding in the future. (2) Daniels Rd. (Sondhoff) (a) This is a 7.28 A. plot with ACOE wetlands flagged. A driveway a building lot, and a septic system are possible on the dry land. (b) Storm water and septic plans are being designed. (c) Manure will be stored briefly under cover and then hauled away regularly. (d) A 4-ft culvert under the railroad drains water from the other side onto this property.

**March 11:** (1) The town attorney recommended that the green space at Prestwick be clarified before considering the new PUD. (2) Canty Rd. (Morehouse) The PB approved the minor subdivision contingent upon meeting the ACOE requirements, following their site visit.

(3) Denton Rd. (Prestwick) The PB asked to have a map of the original 25 Ac. Green space attached to Country Squire development before considering the PUD. The SEQR forms will need to be revised to reflect the density of 300 units on 89 A., instead of 116 A. Agreement was shared about the value off an exit to Daniels Rd., at least for emergencies. (4) Middle Grove Rd. (Witt) A public hearing was set for Mar 25 to consider the completion of Old Stone Ridge subdivision. Thirteen homes are complete and 9 remain to be built before the remaining property is given to the homeowners' assoc. (5) Goose Hollow Rd. (Makkay) PB has approved the first two phases (lots 17 thru 23 and lots 1-16). There are several contingencies: approval of DOH, a paragraph referring to conservation restrictions will be in the deeds, two road bonds will be provided by the builder.

Zoning Administration No report

Saratoga County Water Quality Committee No report

**Correspondence** None

**Town Parks** no report

**Adopt-a-Roadside** None

**New business:**

(1) Dan asked about practical uses of coal ash. We found in Scientific American (Feb 2009) that it contains calcium, phosphorus, and potassium so can be valuable as a fertilizer. It may also contain mercury, arsenic, cadmium, and lead, which are poisonous and concentrated. Since EPA has not labeled it "hazardous waste", it is often incorporated into drywall, concrete, and blacktop. It's often a fertilizer for rice, tomato and peanut fields.

(2) Tick season is beginning as the snow melts. Products with permethrin can kill ticks if sprayed on lawns or carpets. It's advertised as safe for most mammals and birds but it's dangerous to cats. It can't be used near water because it kills cold-blooded animals like fish, frogs, and salamanders. Clearing away brush, tall grass, and low branches will reduce the humid zones that harbor ticks waiting to attach to a passing animal or person.

Next Meeting 17 April 2014

Meeting Adjourned at 7:55 PM