

Meeting 17 July 2014 at Greenfield Town Hall was called to order at 7:04 PM.

Attending: Ken Blom, Chair; Nancy Kmen, Dan McIntyre, Vern Utter

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

Contact Reports:

Town Board No report

ZBA Jul 1: Several new applications have been received for area variances: (1) Ivy Lane (Montgomery) to build a garage with 33ft front setback and 20ft side setback. (2) N. Greenfield Rd. (Barnes) to replace a mobile home that was removed: 1.16 Ac and frontage of 11.05 ft. (3) Murray Rd (Christopher) requested an area variance of 15 ft on the side yard. A map of buildings and septic systems was requested. Public Hearings will be held on Aug 5. (4) Ormsbee Rd (Mulleville Snowmobile Club) Nobody was present. The application is tabled. (5) Maple Ave (Ballston Mourningkill) Area variance was granted because three lots are being combined into one. No further variances will be granted and all building codes must be met. (6) Lake Desolation Rd (Hika) Request to change apartment adjoining the Post Office into a café. Public hearing was closed because there were no public comments. The request was granted, provided the two lots are combined and a buffer with neighbors is carefully designed. (7) Ormsbee Rd (Robarge) requested an area variance to build a hunting camp on a right-of-way where no road exists. The request was granted, provided the legal right-of-way is received by owner. (8) Greene Rd (Dake) requests an area variance to construct a garage 15' from the road because a pond exists behind the location. The request was approved.

Planning Board June 24: (1) Lake Desolation Rd (Kilmer) requests to subdivide into 3 lots, one across the road from the former lumber mill, which has a non-compliant building on it. (2) Lake Desolation Rd (Hika) describes plan for café adjoining the Post Office. The septic system will be renewed, and parking will be arranged for 14 cars. (3) Humes Rd (Cornell) The ACOE wetland will be disconnected from the pipe and it may dry up on its own. If so, the ACOE will have no further interest. The application will be approved if written notification about the pond is received from ACOE, along with bond for town roadwork and approval of the stormwater plan. (4) NYS Rte 9N (Brookview Mobile Park) Public Hearing raised issues: sewage treatment plan, noise and outdoor light spilling over to neighbors, fire department approval of access. The PB requests information about: lights on basketball court, and updates from DOH, DEC, and DOT before deliberations can proceed. Public hearing will continue and the PB will review maps of homes neighboring the site. (5) Denton Rd (Prestwick Chase PUD) Public hearing continued, discussing: hazards of proposed entrance to Daniels Rd. and consequences to wildlife refuge on Locust Grove Rd. PB also discussed value of access to Daniels Rd., mitigation of disruption due to construction, keeping the SW corner free of new buildings, population density of the overall plan, reserving the existing 25.5 Ac green space, and keeping the PB involved during the implementation phase.

Zoning Administration No report

Saratoga County Water Quality Committee No report

Correspondence

(1) Received phone call from Rosemary Jensen, owner of B&B on Locust Grove Rd. Discussed consequences of Prestwick PUD to nearest neighbors, including the wildlife refuge on their property. (2) Received copy of letter from Rosemary Jensen to PB about their Audubon rating.

Town Parks (Theresa) Theresa will visit the nature trail again to inventory the signs again and then will order replacements. The new cost ranges from \$27 to \$28.50 ea., depending on the quantity ordered.

Adopt-a-Roadside (No report)

New business:

- (1) The letter to TB and PB was finalized and will be sent (final version on the next page).
- (2) We will ask MaryAnn to advertise for a 7th member of the EC.
- (3) New research shows that a class of pesticides, neo-nicotin-oids, is particularly hazardous to honeybees and to predators that eat insects. The chemicals are passed from one animal to another up the food chain, poisoning all, similar to the way DDT does. The neo-nicotin-oids are being found in surprising places, like annual flowers for sale at big-box outlets. The sellers may not even know they are present.

Next Meeting 21 Aug 2014

Meeting Adjourned at 7:55 PM

TO: Town Board
Planning Board
FROM: Environmental Commission
DATE: 18 July 2014
RE: Critical issues not addressed in Zoning Regulations

We have encountered three environmental issues in the applications before the governing bodies of Greenfield that are not addressed in the Town Zoning Ordinance: (1) Light pollution, (2) Noise pollution, and (3) County Sewer service. Each issue will immediately impact small numbers of Greenfield residents and they have potential to impact many more as development continues. We applaud the Planning Board's thoughtful handling of these issues in their discussions.

Background:

(1) The light issue was raised by neighbors of Prestwick Chase on Locust Grove Road while studying the current PUD. Outdoor lighting is admittedly important for the safety and security of residents in 300 additional Prestwick units but spill-over may have negative effects on the environment and on the quality of life. Light pollution has also been raised on Rte. 9N, by neighbors of Brookview Mobile Park. The NYS Lighting Standards (How-to Guide to Effective and Efficient Street Lighting for Planners and Engineers, NYSERDA document) maximize useful illumination, minimize wasted light directed toward the sky and conserve energy. Both houses of New York State Legislature have passed bills (S5275-B, A7489-B, June 2014) to regulate outdoor lighting. Our Zoning Ordinance could incorporate current best standards for outdoor lighting.

(2) The issue of noise was raised by residents of Rte. 9N about the growth of the trucking yard. It has been raised by residents on Coy Rd. about the mining operation in their neighborhood. The Right-to-Farm Law assures that Noise is addressed in the deeds to neighbors of agricultural lands. Could that imply that residents without notices in their deeds are not subject to unnecessary noise during sleeping hours? NYSERDA report (13-03b, April 2013) indicates limits of "5dBA above ambient sound level" for generating facilities. Volume and duration of noise are concerns to residents of Greenfield and could be included in the Zoning Regulations.

(3) The consequences to the Greenfield aquifer system of removing water from the town via the County Sewer System was earlier addressed by EC, relating to the Prestwick PUD. All Greenfield residents rely on well water and all cooperate to preserve our water balance in Greenfield. The current PUD suggests pumping millions of gallons per year (30,000 gal per day x 365 days per year = 10.9 Million) away from the Greenfield aquifer system into the Hudson River via the County sewer system. Groundwater balance is addressed in NYS DEC Full Environmental Assessment Form Workbook: Question 4-Impact on Groundwater (P.4). But, DEC only regulates when pumping reaches 100,000 gal per day. Perhaps Greenfield could hire a professional water consultant to advise a best standard for us. In the mean time, providing County Sewer service without balanced County Water supply seems a bit risky to us.

Our recommendation:

We encourage the Planning Board to give full consideration to Outdoor Lighting, Noise, and County Sewer Service in their current deliberations. The Environmental Commission will welcome the chance to discuss these issues when the Town Board reopens the Zoning Ordinance for review in the near future.