

**Meeting 19 Jun 2014** at Greenfield Town Hall was called to order at 7:00 PM.

**Attending:** Ken Blom, Chair; Jim Bruchac, Theresa Ellsworth, Dan McIntyre

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

**Contact Reports:**

**Town Board**

**Jun 12:** (1) John Bokus appointed to Planning Board. (2) Spring clean-up yielded 129T garbage (cost=\$11,600), 25T steel (return = \$3500). Discussion of non-residents making deposits and the fact that roadsides are now cleaner with less maintenance required than in the past. (3) Part-time Book keeper and Assessor Clerk positions are open. (4) Granted Open Development Permit to Robarge for hunting camp at 513 Ormsbee Rd with no water or electricity. (5) Contract approved to purchase Baptist parsonage on Co. Rte 36.

**ZBA Jun 3:** (1) The board has accepted applications for area variances on: L. Desolation Rd (Hika), Ormsbee Rd (Robarge), Greene Rd (Dake) and set public hearings for July 1. (2) Board has approved area variances at: North Creek Rd (Rutland), Braim Rd (Lamica), and Plank Rd (Evans). A contingency of town attorney approving deed language for Evans.

**Planning Board May 27:** (1) Rte 9N (Bacigalupo) application for special use permit to enlarge trucking yard was reviewed. The Board approved the application with provisions of an architect-designed barrier fence 10' tall and 300' long with trees planted from fence to the boundary. Also restricted hours of operation and no Sunday operations. Note: It was observed that Greenfield has no noise standards in its zoning ordinance. (2) Prestwick Chase PUD public hearing addressed Country Squire Green Space. Discussion covered: (a) Daniels Rd traffic, (b) future occupancy of 300 new dwellings, (c) preserving the existing green space, (d) emergency and construction access from Daniels Rd to Prestwick, (e) speed on Daniels Rd, (f) devaluation of properties on Locust Grove Rd, (g) water and sewer supply for 300 new dwellings. Note: EC has previously commented to PB about the 10,950,000 gal per yr of anticipated net loss to the Greenfield aquifer system that could result from this proposal. (3) L. Desolation Rd (Kilmer) Proposed 2-lot subdivision of the former Kilmer Lumber Mill site. A map is included. (4) Updated version of Prestwick PUD with a new map shows the green space attached to Country Squire lots and the possible entrance to Daniels Rd.

**June 10:** (1) Maple Ave (Mourningkill Assoc) revised plan to increase parking, reduce office space, and increase frontage. (2) L. Desolation Rd (Hika) plans to convert part of the Post Office property into an eatery. An area variance is needed because the parcel is 0.64 A and 2 A are required. (3) Humes Rd (Cornell) DEC and ACOE have no problem with closing down water pipe to the manmade pond. Water gardens will be designed to handle storm water on the steeper lots. The need for water gardens on those lots should be included in the wording of those deeds. (4) Rte 9N (Brookview Mobile Home Park) described plans for an increase of 64 lots. A public hearing revealed concerns about runoff into Bell Brook, about outdoor lights spilling onto neighbors, about providing public space for residents. The residents were not all notified of the current meeting so the public hearing was postponed. The owner is in communication with school district, fire dept, and with DEC. (5) Denton Rd (Prestwick Chase PUD) The issue of

intended legal ownership of greenspace attached to Country Squire Estates has been raised and must be cleared up before PB continues consideration of the SEQRA.

Zoning Administration No report

Saratoga County Water Quality Committee No report

**Correspondence** Request received from NYS Assn. of Conservation Commisisions for membership dues (\$75). Also included was an announcement of annual conference in Binghamton Oct 2-4, 2014.

**Town Parks** (Theresa) The nature trail in Porter Corners was cleaned and overhanging branches pruned on June 7. It was very clean and a Girl Scout troop from Greenfield may have already cleaned the trail; we're investigating so we can give credit where appropriate. Three trees have fallen over the trail and we've talked with Walt Barss about having them sawn and removed in the near future. Also, we asked for some coarse stone fill to be placed at the western entrance of the bridge where wash-outs continue. Mail boxes with plant ID brochures were installed at both ends of the trail. Attempts have been made to discourage bees from the boxes. Phone calls have been made to S. Emigh about mowing at the lower trailhead. Several replacement tree signs are being ordered. They will be installed when they arrive.

### **Adopt-a-Roadside**

#### **New business:**

Three items will be communicated to the PB and to the TB: (1) Noise standard will be suggestion for the Town Zoning Ordinance, as discussed on Rte 9N (Bacigalupo) and Denton Rd (Skidmore PUD). (2) Consequence of removing sewage and waste water from the town where all water originates from wells. Perhaps the Zoning ordinance could require that county water service and county sewer service be allowed together as a balanced package. All residents are working to preserve the current water balance in Greenfield. This is under discussion at Denton Rd (Prestwick Chace PUD). (3) Light pollution has consequences to natural world and to town residents, as discussed at Denton Rd (Prestwick Chase PUD) and Rte. 9N (Brookview Mobile Park). Each of these items has immediate relevance and each show potential for long-term significance.

Next Meeting 17 Jul 2014

Meeting Adjourned at 8:20 PM