

**Meeting 22 May 2014** at Greenfield Town Hall was called to order at 7:00 PM.

**Attending:** Ken Blom, Chair; Theresa Ellsworth, Nancy Kmen, Vern Utter

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

**Contact Reports:**

**Town Board**

**Mar 13:** (1) Ridge Rd. (Conners) wishes to sell a building lot and wants to know if town still maintains the road beyond 0.8 mi. from corner with Plank Rd. The roadbed is not up to standards. The property may not have sufficient frontage. (2) Skidmore PUD agreement is ready to be signed.

**Apr 10:** Plank Rd (Dave Evans) seeks an open permit from the town to develop a landlocked parcel. He was asked for a letter from the fire dept confirming they could get equipment to the lot over the right-of-way.

**May 8:** The Planing Board has a vacancy due to the resignation of Andrew McKnight.

**ZBA Apr 1:** (1) Ormsbee Rd. (Mulleyville Snowmobile Club) applied for a 250' Area Variance to install a building. A public hearing will be held on May 6 at 7:30. (2) So. Greenfield Rd. (Cornell) was granted an extension of the area variance to develop the old firehouse (on 1.26 Ac). It was contingent upon no environmental impacts, consistent with the surrounding neighborhood.

**May 6:** (1) N.Creek Rd. (Eric Rutland) was applied for a temporary variance to live in an existing non-compliant house while building a new house on the same lot. West of Sand Hill, along Kayadeross Ck. A public hearing has been set for June 3. (2) Braim Rd (Chris Lamica) applied for area variance to build an addition on a non-compliant one-br. home. The site is intersection with Wilton Rd. (3) Plank Rd. (Mulleyville Snowmobile Club) application to build a storage shelter without required road frontage. The application has been tabled pending proof that the club has of right-of-way on the abandoned road. (4) Plank Rd (Evans) request for a 250 ft variance to build on a property with only access by right-of-way. The ZBA has tabled the request pending receipt of clarification of easement language for the right-of-way and clarification of the map.(5) Wilton Rd. (Greenfield Community and Business Assoc.) was granted a 20.55 sq. ft.variance to install a billboard at 20 Wilton Rd. Several requirements, and no environmental impacts, are included.

**Planning Board Mar 25:** (1) Daniels Rd. (Sondhoff) approval of site plan was granted. (2) Old Stone Ridge (Witt) (A) Several neighbors express concerns over trees cut for new lots that had been important screening for previous lots. (B) Concern expressed by a neighbor over damage to fossil bed (C) Concerns about PB not including neighbors in the proceedings and about enforcement of PB agreements. The limits of PB's authority were described. (3) Ormsbee Rd (Mulleyville Snowmobile Club) described a pole barn to be built. Resolved that an Area Variance would cause no adverse issues. (4) Humes Rd. (Cornell) Plans to stop flow of water to a manmade pond. Wetland downstream from the pond are ACOE designation. Access to some of the proposed lots depend on Ridge Rd., the legal status of which is in question. It is abandoned by the town but town residents still use it. It may not be a viable access to new lots. (5) Denton Rd. (Prestwick Chase) The 25.Ac green space for Country Squire Estates is still being discussed.

Does it count in the acreage of Prestwick expansion plan? Can it be divided into both a 75' strip behind Daniels Rd homes and be a 7.5 Ac strip along Denton Rd?

Apr 8: (1) Public hearing on Prestwick Chase PUD. Discussion of reserved greenspace, traffic patterns on Daniels Rd. (2) Public hearing on Old Stone Ridge (Witt Construction). Seeking to change existing development plan to remove trees that block views to lots on ridge. Neighbors object. PB is tabling the plan and requesting a revision in the request. (3) NYS Rte 9N (Bacigalupo) Requesting a change in permit to increase number of trucks. (4) Humes Rd. (Cornell) Plan to remove old temporary pond. (5) Approved application plan for S. Greenfield Rd (Verizon Wireless) to add antennas and a shelter to the existing location. (6) Denton Rd (Skidmore) approved a request to increase the size of parking lot for the ball field.

Apr 29: (1) Rte 9N (Bacigalupo) Public hearing about plans to increase size of parking lot and storage yards. Discussed noise, diesel exhaust, truck lights, hours of operation. (2) Wilton Rd. (Tabor Ellsworth) applied to build a 936 sq ft building to process fruits and vegetables grown on his farm. A public hearing is set. (3) Denton Rd (Prestwick Chase) Public hearing on reassignment of green space. Much input offered about the long-term commitment to neighbors on Daniels Rd. (4) Goose Hollow Rd. (Makkay) requested to lengthen the road by 100 ft in order to add two more building lots to the first phase of development. PB Chairperson is authorized to sign if the town engineer approves. (5) Plank Rd (Dave Evans) presented site plan for building on landlocked building lot.

May 13: (1) Wilton Rd. (Ellsworth) was granted a permit to build a 936 sq.ft. agricultural building for processing fruit and vegetables grown on his land. (2) NYS Rte.9N (Bacigalupo) requested a special use permit to increase the size of his trucking fleet. A public hearing followed. The PB will visit the site with a landscape architect to determine how the area can be screened to protect neighbors from view, sound, and exhaust odors. (3) Plank Rd. (Raczkowski, formerly Evans) approved the site plan contingent upon approval of the Town Engineer and the ZBA, to which the plan will be submitted for evaluation of the easement. (4) Denton Rd. (Prestwick Chase) The public hearing was reopened to address the green space amendment. The PB will continue the public hearing at future meetings and asks for revised PUD wording to address the SEQRA form and Country Squire green space. (5) Old Stone Ridge (Witt Constr.) The enforcement officer has apparently stopped the project and the public hearing is continued. Discussion covers reforestation of cleared sections, clean up of logs and stumps, and professional planning of forest on future lots, and maintaining or moving the no-cut line. The developer is asked to find agreement with the HOA. (6) Rte 9N (Brookview Mobile Homes) applied to expand by 64 sites. A public hearing is set for May 27.

Zoning Administration No report

Saratoga County Water Quality Committee No report

Correspondence None

**Town Parks** The EC will meet informally on Sat, Jun 7 @ 10AM at the Porter Corners Nature trail to walk the trail, assess signs, prune overhanging branches, and collect litter. All members and families are invited. Bring gloves and a litter bag.

**Adopt-a-Roadside** (Theresa) (1) The cost of trash bags has risen from \$.50 to \$.80. Theresa has placed an order for 100. (2) Several road signs are becoming faded so some replacements will be ordered. They cost \$45 apiece last year. (3) Residents of Prestwick Chase have applied to adopt

Denton Rd. They will be reminded that only the western half of the road is in Greenfield and the town's insurance covers those working within the township.

**New business:**

Annual clean-up of the Porter Corners nature trail on Sat Jun 7 @ 10:AM

Next Meeting 19 Jun 2014

Meeting Adjourned at 8:05 PM