

Meeting 16 October 2014 at Greenfield Town Hall was called to order at 7:00 PM.

Attending: Ken Blom, Chair; Jim Bruchac, Dan McIntyre, Vern Utter, Vince Walsh,

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

Contact Reports:

Town Board Sept 11: (1) Unsafe property on Plank Rd. has nobody present. The owner has 60 days to comply. (2) Notice that Town of Milton will begin revising their zoning regulations this fall. (3) Makkay (Goose Hollow Rd) has submitted a check for \$11K for open space and park development in the major subdivision. (4) Request for speed reduction on Sand Hill Rd. will be addressed after the paving, which is underway, is finished. (5) Supv. Lunde reported that some communities declare themselves entirely Open Development Areas to streamline the application process. Applicants go directly to the PB and ZB. (6) Prestwick Chase (Denton Rd) submitted its new PUD application after PB completed SEQRA review. Questions were asked about: Acreage, Number of units, Water and Sewer, Emergency service, Gated emergency access. Public hearing is set for Oct 9 @ 7PM. (7) NYSDEC plans to install a fishing access at Archer Vly, on Fox Hill Rd. with several campsites and two parking spots. The Town will explore the possibility of doing the work, which the State would pay for. (8) Wilton Emergency Squad inspected child car seats at Greenfield Firehouse on Aug 22. and found several installed improperly. Requested announcement of up-coming 2 checks on the Town website. (9) Denton Rd. (Jayco) is dissatisfied with the glare from Skidmore's new solar collector. The engineer is adjusting things to satisfy the neighbor.

ZBA Oct 7: (1) Three applications for area variances were accepted and public hearings are scheduled for Nov 4: (a) North Creek Rd. (Merrills), (b) North Creek Rd. (Mulvaney), and Lady Slipper La. (Baker). (2) North End Rd (L. Desolation-Ferris) subdivision was approved after a public hearing yielded only one comment, which supported the request. The property is land-locked with only a right-of-way access. (3) Allen Rd (Domozych) Requested an interpretation of J&K Trucking's operation on neighboring property. The public hearing addressed: soil-processing machines, filled-in wetland, noise of operation, piles of soil, days and hours of machinery operation, and numbers of trucks entering and leaving. The ZB discussed Town Code relating to Contractor Storage Yards, definitions of light industry, of manufacturing and of raw materials. The ZB plans to make a decision in 60 days after requesting opinion of legal counsel, making a site visit by the ZB, and receiving a written description of the work performed on the property.

Planning Board Sept 30: (1) Rte 9N & Canty Rd (Morehouse) The owner's subdivision was approved in March, provided the ACOE approved work along the wetland. However, ACOE found damage to the wetland that must be remediated. ACOE wants to view the results in 5 years before issuing a letter of approval. PB chair asked what restrictions must be included in deeds to the newly divided properties and counsel will be sought from the town attorney about how to proceed. (2) Lake Desolation Road (Hika) A new plan is submitted, PB has completed the SEQRA, and approval is granted, provided DOH approves. (3) 40 Greene Rd (LCL Properties) Applied to subdivide 18 Ac. into 3 lots. Public hearing was opened with no comments. PB has completed the SEQRA and found no negative environmental impacts. The plan was approved.

(4) North Creek Rd. (Merrills) Application to subdivide 13 Ac. Into 3 lots along the Kayadeross Ck. DEC information is provided. The 100-year floodplain and septic system must be shown on the plot map. (5) Maple Ave (Ballston Mourningkill) Revised plan will remove garage units and add 28 parking spaces. Trees will be planted as a buffer. Storm water will enter dry wells. Discussion addressed signs, depth of lot, sewage disposal plans. (6) Old Stone Ridge (Witt) Discussion about replanting the unapproved clearing in 4 Ac of wild space. Cornell Cooperative's Guidelines are discussed. The target area has been variously described on successive plan maps as "no cut/end of clearing", "managed scenic buffer", and "reforestation zone". Public hearing addressed: plans described by a landscaper, 4 Acre target zone, size of trees to be replanted, protecting the nature trail, inaccuracy of the mapped area, plans to remove more large trees, accountability for trees already removed, species of trees to be planted, and a PB visit to the site. PB discussed a map that shows what the area should look like on 5 years. (7) Town of Corinth asked for input on a subdivision on Spier Falls Rd. (8) PB has been asked for a list of issues to address in revising the Town Code.

Correspondence (1) Invitations received for each EC member from Skidmore to attend their opening of the photovoltaic site on Oct 7 at 11AM. Unfortunately they were received several days too late. (2) Ken's conversation with D. Pemrick about student volunteers and about surveying the community on environmental actions.

Town Parks (Theresa) Reported contacting advisors to two Saratoga High School student organizations that may be able to supply volunteers for outdoor projects in Greenfield.

Adopt-a-Roadside (Theresa) Reported a conversation with Ike Pulver of Daketown Rd. who will likely organize the Daketown residents. He described serious litter accumulation on the State land and his hope to get the conservation officer who patrols it to post a "carry in-carry out" zone. (Jim) reported that Grange Rd. has been cleaned up recently.

New business:

(1) We have asked MaryAnn to advertise for a 7th member of the EC. (2) We re-visited long-term planning on three topics for potential community projects:

(a) preserving milkweed and blue lupine habitats: sources are: St. Louis, MO, Monarch Watch, AdkAction.org Wilton Wildlife model. (b) preserving natural roadside vegetation wherever it is not a traffic hazard: sources are: Maintain Milkweed Habitat, contact Skidmore solar site planners for planting suggestions. (c) natural means for reducing the hazard of ticks: sources are: Reports on Chickens, Guinea fowl, and maintaining a diversity of healthy wildlife reduces rate of ticks that become infected. (3) The second draft of Environmental Action Survey was reviewed and will be shared with the Supervisor of the Town Board before beginning distribution.

Next Meeting 20 November 2014

Meeting Adjourned at 8:20 PM