

**Town of Greenfield Environmental Commission**  
**Meeting 20 October 2016**

**Minutes** approved Nov 15

at Greenfield Town Hall was called to order at 7:00 PM.

**Attending:** Linda Beauregard, Ken Blom, Chair; Kathy Bozony, Charlie Dake, Theresa Ellsworth, Dan McIntyre, Vince Walsh

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

**Contact Reports:**

**Town Board:** Sept 8 (Charlie)

- (1) Junkyard permits expire in December and must be renewed.
- (2) New road salt additives are being considered and the Highway Supervisor will provide MSDS information for our information.
- (3) The moratorium on ground-mounted solar collectors has been extended through November and three classifications are now being considered.

**ZBA Oct 4:**

- (1) Ormsbee Rd (Hladik) Application for setback variance to accommodate a foundation built too close to the road. Application approved with no environmental damage resulting.
- (2) Hovey Rd (Kwait) Application to subdivide land into several building lots, including one keyhole, needing frontage variances. Public Hearing brought comments about: three proposed driveways with insufficient frontage, reducing the rural nature, proposed houses will be visible from existing ones after trees are removed, variances would reduce lot size lower than normal for the neighborhood, keep the rural nature of the neighborhood, losing some of the current serenity, offered to buy the land and preserve it, losing forest view out bedroom window, keyhole lot not allowed without permission, developer using the neighborhood or profit, claim of “unable to sell as-is,” request to table application. ZBA tabled application until Nov, when the public hearing will re-open.
- (3) Daniels Rd (Rodriguez) Application to build an in-law cottage on an existing lot. Public hearing brings comments: support project but request to prevent future sales of the new cottage, suggest grey water and composting system to conserve ground water, deed restriction suggested, definition of in-law structure (attached with single entrance). The application is approved with no damage to environment. The land is historically 2 pre-existing lots with 2 driveways.
- (4) Old State Rd (Shannon) Area variance to build onto a pre-existing mobile home with too little rear setback. Other mobile homes exist nearby. Application is approved with no environmental damage.

**Planning Board Sept 27:**

- (1) 342 Middle Grove Rd (Merrills) Plans to subdivide into 2 building lots of 4 Ac each with keyhole shapes. PB reminded the owner of turn-outs required on 500 ft(+) driveways. PB requested plans for erosion controls on the site map and sight distances where the driveways join the road.
- (2) Maple Ave (Roohan) Plan to remove an old house and build storage units on the 0.3 Ac lot with 50 ft of frontage. PB asked questions about: storm water, lighting, signage, buffer with neighbors, and a property line running through the pavement. A public hearing was discussed.

(3) Sand Hill Rd (Mansfield Custom Homes) The actual address is Middle Grove Rd but a 4-acre keyhole lot is planned with one house and a driveway easement onto Sand Hill Rd. Public hearing brought questions about: traffic speeding downhill past the proposed drive, wetlands nearby, and proposed woods clearing, and insufficient clearance for driveway onto Middle Grove Rd. PB approved the application pending Town attorney's approval of easement language to be included in the deed.

(4) 464 Maple Ave (Ballston Mourning Kill-formerly) A new plan would change the location of a planned house. PB would need copies of the new plan, including septic and the distance to nearby wetlands, as well as new SEQRA.

(5) Braim Rd (Galarneau Builders) A house is planned for a new location on an existing lot. The garage will stay and the septic system will be moved across the driveway. The new location is near ACOE wetlands, which must be re-marked to maintain the 100ft. setback. Public hearing discussed: plans for septic system, possibility of an alternative system that reduces the need to cut trees, location of DEC wetlands, ACOE wetlands, and required setbacks. This project has been in the planning stage for 15 years and the design is currently changing. PB plans to take action at the next meeting.

#### PB Oct 11:

(1) Plank Rd (Evans) Application approved with contingencies: easement language revised to exclude lot 5 from the description.

(2) Daniels Rd (Rodriguez) (see above) Public hearing set for Oct 25.

(3) Maple Ave (Roohan) (see above) Public hearing set for Oct 25.

(4) 464 Maple Ave (former Ballston Mourningkill) (see above) Public hearing set for Oct 25.

(5) Copperfield Rd (Galarneau Builders) Application approved contingent on: wetland re-delineation and septic system plan meeting DOH requirements.

(6) N. Milton Rd (Robinson) Application being developed for a subdivision on Kircher Rd. A better map requested and a sight distance study is requested for the driveway.

(7) Daniels Rd. (Sondhoff) Request to renew the approved plan for an equine medical facility that has not been built yet. Paperwork will be reviewed to determine the protocol.

**Correspondence** : none

**Town Parks** (Theresa) Five plant signs have been replaced at Porter Corners Nature Trail and a request has been made to mow more closely at the lower entrance.

**Adopt-a-Roadside** (No report)

#### **New business:**

(1) Kathy has forwarded an invitation to the Salt Summit in Lake George to Highway Dept. and Town Supervisor.

(2) Discussion of EC making a proposal for the Comprehensive Plan regarding protection of ground water quality beyond that provided by DEC, DOH, and ACOE standards. Content and wording are being developed by EC members.

(3) Reports for the Town website we're working on: New foot trails being developed,

Sustainable lawn practices, Zero-impact septic, Driveway paving options, Adopt-a-Highway report, Survey 2015 results, and Wetland boundary plants. All are being developed locally, Greenfield-related, and approved by EC.

Next Meeting: 15 Nov 2016

Meeting Adjourned at 8:21 PM