

**Town of Greenfield Environmental Commission**                      **Minutes approved Feb 16**  
**Meeting 12 January 2017** at Greenfield Town Hall was called to order at 7:05 PM.

**Attending:** Linda Beauregard, Ken Blom, Chair; Charlie Dake, Vince Walsh

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

**Organization:** Co-chair positions created for 2017. Charlie Dake and Ken Blom will occupy the positions.

**Contact Reports:**

**Town Board:** Dec 27

End of year meeting and Organizational meeting, including appointment of EC members.

**ZBA** Dec 6:

(1) Hovey Rd (Kwait) Area Variance Request tabled until Jan 3. Discussion of additional legal representation that is secured and extension of the public hearing when the application comes up again.

(2) Cauty Rd (Gatzendorfer) Area Variance. Public Hearing brought no comments. The footing for the foundation is poured too close to the road. Clearance to Bell Brook makes septic installation tight. Contractos were changed and a subcontractor built the garage 7 feet too close to the road. Continuing the project could change the nature of the neighborhood. The standard set by the PB has not been met. The application was granted, provided 6-foot evergreens be planted to screen the garage from the road.

(3) Boyhaven Rd (Thomas) Area Variance A public hearing brought no comments. The applicant would buy the property and subdivide it into 2 smaller-than-6-Ac lots. The discussion focused on the nature of the rural neighborhood with 6-Ac lots. ZBA suggests withdrawing the application and waiting a year. Application was withdrawn.

**Zoning Board of Appeals** Jan 3:

(1) Rte 9N (Royal Rhino Owner) Area Variance to install new signs with a new name: Saratoga Green. Square footage and line-of-sight to the highway were discussed. The request was granted.

(2) Maple Ave (Patricia Ford) Area Variance A prospective buyer needs a variance of 1.67 Ac and a variance of 70' because the lot is too small and too narrow to develop. She would potentially build a psychotherapy office with parking in front and behind. A site plan was requested by Jan 17 and a public hearing will be held on Feb 7.

(3) 377 Lake Desolation Rd (Kasselman Solar) Area Variance of 167 feet to install a solar collector behind an existing house. The solar moratorium is still in effect but new legal language should be passed soon. The collector would be level 1 mounted on the ground. The house is 300 feet off the road on Older Mt. Rd. The application is requested by

Jan 17 and a public hearing can be held on Feb 7.

(4) Hovey Rd (Kwait) Area Variance                      Application withdrawn

**Planning Board** Dec 27: Meeting canceled: no agenda items

Planning Board Jan 10 (from agenda)

- (1) Brittany Chase Subdivision
- (2) L. Desolation Rd (Kasselman Solar)
- (3) Bloomfield Rd (Saratoga Polo)
- (4) Sodeman Rd (Merrills) Map and description provided
- (5) Rte 9N (Royal Rhino Owner) Area Variance. ZBA Ref.
- (6) Sodeman Rd (Ford) Area Variance ZBA Ref.

**Correspondence** : Rec'd Site Plan review application for Sodeman Rd (Merrills). A ranch house would be built on 8.27 Ac of undeveloped agricultural land.

**Town Parks**: No report

**Adopt-a-Roadside**: No report

**New business**:

- (1) A recommendation is being sent to PB about Polo Grounds PUD balance of water supply with waste water.
- (2) Discussion of EC proposal for the Comprehensive Plan about a plan for enhancing local ground water protections beyond that provided by DEC, DOH, and ACOE standards. Research and strategy were discussed.
- (3) Monthly EC Reports on the Town website were discussed. A hand-out for new homeowners was suggested. It would offer environment-friendly practices to conserve resources like water and native species. The same could be posted on the Town Website. All submissions are being developed locally, Greenfield-related, and approved by EC.

Next Meeting: 16 Feb 2017

Meeting Adjourned at 8:05 PM