

## **Town of Greenfield Environmental Commission**

**Minutes** revised 17 May  
approved 21 Jun 2018

**Meeting 19 April 2018** at Greenfield Town Hall was called to order at 7:00 PM.

**Attending:** Ken Blom, Chair; Casey Holzworth, Rosemary Jensen, Dan McIntyre, Vince Walsh, Guests: Paul Bouchard, Patricia Hilleran, Pat Tschamen, Jim VanDyke

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

**Discussion:** (1) Two letters of application received for EC membership. Recommendation will be taken to Town Clerk next week.

(2) Casey will chair 19 May EC meeting.

### **Contact Reports:**

#### **Town Board: Mar 8**

(1) Unsafe buildings: 151 Bockes Rd: owner notified and 188 Bockes Rd: owner has permit to demolish.

(2) Roads to be paved in 2018: Squashville, Young, Kircher, Hickock, N. Milton, Lincoln Mt, Daketown, Brookstone Dr, and Lester's La. Total will be 8-9mi. Note: Casey suggested contacting SWCD for resources on proper culvert design and installation.

(3) TB supports construction of the Adirondack Aquatic Center in Malta.

#### **Apr 5**

Personnel matter in executive session.

#### **Apr 12** ( from agenda)

(1) Prestwick Chase PUD

(2) Transportation Agreement with SSCSD for Summer Rec.

(3) MS4 Report

(4) Local Law-Opt Out expansion of Solar and Wind Energy Exemptions

#### **ZBA: Feb 6**

(1) Wilton Rd (Van Arnum) Area Variance: 5-Ac lot in a LDR District is seeking a side and rear setback variance to build. Discussion included owners of neighboring property, room for septic system. Application is accepted, areal photos are requested and a Public Hearing is set for Mar 6.

(2) Grange Rd (McKenna) Use Variance The owner would install storage units on property that is too much rock ledge and wetland for a septic system. The lot is 6.2 Ac, where 1.5 Ac is required to build. The application is accepted and ZB requests photos of the property, ownership history, photos of proposed structures, and photos of the boundary with neighboring mobile home park. A Public Hearing is set for Apr 3.

(3) Plank Rd (Evans) Area Variance: Open Development Application: Permit referral from TB, ZBA accepts the application and sets a Public Hearing for Mar 6.

#### **Mar 6**

(1) Wilton Rd (Van Arnum) Area Variance Public Hearing brought no comments. ZBA grants the variance because there is no change to the nature of the neighborhood and no adverse physical or environmental effects. The County Planning Board will also need to decide because the change contacts a County Road.

(2) Plank Rd (Evans) Area Variance Public Hearing:

The TB has referred this issue to PB for safety reasons (fire truck access) and to ZBA to rule on access through a steel deck bridge and a private drive. There is no road frontage on Town Road. Public Hearing brings no comments. ZBA grants the variance for property lacking 250' of frontage. It does not grant access to the property across another property. Future building permits must meet PB's approval of right-of-way and Local and State safety requirements.

(3) Ure Way (Lally) Area Variance: ZBA to make access to 62(+)Ac. without 250 ft road frontage. Application is accepted and a Public Hearing is set for Apr 3.

(4) Liberty Drive (Lochner) Area Variance for an apartment built over a free-standing garage. Discussion included: definition of an in-law apartment, firewall, septic system, design of the apartment, the fact that

the applicant currently lives in the apartment. A variance had been received in 2013 but it ran out. Application is accepted and a Public Hearing is set for Apr 3.

(5) Allen Rd (Goertzen and MacDonald) Area Variance to build a horse stable with 81 ft too little frontage (300ft is required for a stable). Documentation of property lines for this and the neighboring property are requested. Application is accepted and Public Hearing is set for Apr 3.

### **Apr 3**

(1) Liberty Dr (Lochner) Area Variance: Public Hearing brings no comments and no correspondence. Discussion addresses: road frontage is 100 ft short of required 250 ft, description does not match zoning definition of in-law apartment (single shared entrance), two-family dwelling requires greater acreage and separate septic systems, special use permit required, Public Hearing to reconvene next month.

(2) Ure Way (Lally) Area Variance: Public Hearing brings one supportive comment and no correspondence. Discussion addresses: limited 50ft of road frontage for land-locked property, easement and driveway already exist, total property is 64 Ac. ZBA grants the variance, stating no physical or environmental damage will result. Approval is contingent on PB considering Fire Dept and Town Engineer's evaluation of the road and steel bridge when an application to build is submitted.

(3) Allen Rd ( Goertzen and MacDonald) Area Variance: Public Hearing brings no comments and no correspondence. ZBA grants the variance, stating it will not change the nature of the neighborhood and will not damage the environment.

(4) Grange Rd (McKenna) Use Variance: No one is present to represent the owner so the Public Hearing is postponed until May 1. Discussion includes: description of the neighborhood, possible site visit, possibility that the issue was owner-created by subdividing a larger lot.

### **Planning Board Feb 27**

(1) Rte 9N (Stewarts Shops) Site Plan Review: Public Hearing: discussion of back-up alarms, flooding ditch, retention pond, letters from neighbors about: noise, drainage, hours of operation, sound buffering techniques, excess lighting.

### **Mar 27**

(1) Saratoga PLAN Open Space Institute is designing a trail system on 3200 Ac of NYS land and right-of-way on private land from Moreau Lake to Spa Park. Questions were asked about Saraspa Rod and Gun and about logging access.

(2) Rte 9N (Stewarts Shops) Site Plan Review: Additional information and Public Hearing. Discussion included: noise abatement, lighting, natural buffers, back-up alarm alternatives, removing trash from nearby roads, eventual SEQRA review by PB, water management, traffic study, geotechnical study, removal of fill, added parking, storm water, culvert size, buildings with sound barriers, water table and water quality, gas line, dirt berm along Locust Grove Rd, truck maintenance and fueling, green infrastructure, DEC monitoring of ponds, wetland delineation by DEC and ACOE, shallow rock, failing septic systems nearby, well water vs. county water use, trucks idling, hiring a sound engineer, Town has no noise code. EC recommendations of Mar 5, 2018 were read into the record.

### **Apr 10 (from agenda)**

Fossil Stone Vineyard

### **Correspondence:**

(1) We received a Saratoga PLAN brochure, "Connections"

(2) Ken received a phone call from a Daniels Rd resident on 9 Apr concerning the trash building up on Bloomfield Rd., the possibility of recommending that Town employees clean up road sides, the anticipated development at the end of Daniels Rd and trash that may result.

(3) We notified EC members about the a meeting about Hemlock Woolly Adelgid (HWA) at Spa Park on Apr 10.

**Town Parks:** Clean up at Porter Corners Nature Trail 9:30 AM on 2 Jun 2018. EC members will be reminded.

**Adopt-a-Roadside:** Theresa and Susan Celia have been given each others' contact info.

**New business:**

(1) A list of principles the EC has been supporting is being developed and will be discussed at upcoming meetings. The results can be communicated through the Town Website Newsletter.

(2) Questions about 5 Apr TB meeting, which was executive session with no minutes.

(3) We've discussed ways to involve more people on issues like minimizing road salt, community composting, controlling invasive species, and minimizing open development.

(4) Casey has participated in the NYS Parks Dept. with Saratoga-area groups, like SaratogaPLAN on an iMapInvasives workshop on Apr 10. Ways will be sought to spread similar contact to Greenfield residents, perhaps through Farmers Market, Town-wide Garage Sale, or Public Schools.

(5) Continued discussion of EC proposal for a hydrogeologic study of the town's water resources. Saratoga PLAN has the aquifer data in its maps and a consultant could help the Town coordinate our Comprehensive Plan with our water resources. *Since most of us drink the ground water, we hope to protect it beyond the general State and National standards as the Town grows and develops.*

**Next Meeting:** 17 May 2018

**Meeting Adjourned** at 9:05 PM

Anticipated meeting dates: (17 May 2018, 21 Jun 2018)