

Town of Greenfield Environmental Commission

Minutes Approved 18 Oct 2018

Meeting 16 August 2018 at Greenfield Town Hall was called to order at 7:05 PM.

Attending: Ken Blom, Chair; Linda Beauregard, Theresa Ellsworth, Dan McIntyre

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

Contact Reports:

Town Board: August 9 (from Agenda)

- (1) Unsafe Building @ 67 Lincoln Mt. Road
- (2) Cystic Fibrosis Request to use Middle Grove Park 23 Sept
- (3) Logger Training Class request to use Community Center
- (4) Middle Grove Road closure at Kayaderos Ck. Bridge
- (5) Discuss Sand Hill property donation; Code Enforcement Officer job description update; Loaning golf carts to Corinth for Bicentennial Celebration

Town Board July 12

- (1) Prestwick Chase PUD language subcommittee is still working with the applicant; No new information from Time Warner
- (2) Witt Reforestation Bond: Blue Niels (Saratoga County Co-Operative Extension) and Code Enforcement Officer agree that reforestation has met specs. No neighbors have complained. The bond of \$69923 is released by TB.
- (3) Public Health Officer position is still posted. PHO needs to be a physician. Position will be advertised in PennySaver and on Town Website.
- (4) Middle Grove Rd (Foster) owners of Adirondack Self Storage complain about ethics of the Code Enforcement Officer's involvement in the Grange Road Mobile Home Park LLC application for self-storage facility. They raise issues about a non-competition clause, about changes in the zoning law, and about official notifications to residents. Town's ethics code will be explored.

ZBA: Aug 7 (from Agenda)

- (1) 14 Olde States Road (Ramsey) Area Variance
- (2) Rte 9n (Stewarts Shops) Area Variance
- (3) 390-396 North Creek Road (Rutland, E.) Temporary Use Variance
- (4) 32 Locust Grove Rd. (Stony brook Preservation & Dev.) Area Variance Application to develop a previously existing non-compliant lot. ZBA accepts the application and set a Public Hearing for 7 Aug.
- (5) 464 Maple Ave (464 Maple Ave LLC) Area Variance
- (6) 441 Maple Ave (Dragonette) Area Variance Application to convert a small garage to a commercial studio. The neighboring properties are commercial. The acreage and frontage are both too small. ZBA accepts the application and set a Public Hearing for 7 Aug.
- (7) N. Greenfield Rd (Cornell) Area Variance Application to develop a newly poured slab and well that are too close to the road, by 10 ft. ZBA accepts the application and set a Public Hearing for 7 Aug.
- (8) 475 Greene Rd (Bangert) Area Variance Application to build a house on a 4.5 Ac. triangular lot with insufficient setback because of the shape. ZBA requests photos and set a Public Hearing for 7 August.

Planning Board: August 14 (from Agenda)

- (1) Brittany Chase (Brittany Chase) Major Subdivision
- (2) Grange Rd (Fossil StoneVinyards) Special Use Permit

PB July 10

- (1) 8 Liberty Dr (Lochner) Special Use Permit: Public Hearing brings no comments. Garage apartment is discussed: It is attached to the house, the current septic system is designed for the total bedrooms that exist in both buildings. PB approves the application.
- (2) 420 Ballou Road (Van Gelder) Minor Subdivision Application: The application was approved several years ago but work was not completed at that time. The applicant owns 99 Ac with two houses too close together. He plans to subdivide the land so both houses can be occupied. PB asks for a

detailed drawing of the property, the driveways, and roadside. The applicant will need to consult with the Highway Superintendent about roadside clearances.

(3) South Greenfield Rd (Ziehnert) Special Use Permit Application: To start an AIR BnB at his home. PB thanks the applicant because permit processes are often ignored in other towns. The applicant may decide to expand the business later if it works well.

(4) 437 Middle Grove Rd (Mann Wireless) Special Use Permit: To conduct a business with storage space and office space for 12-15 employees. The existing garage structure would be replaced with a new storage building. Zoning in the Town Center is 2 Ac and they are 0.68 Ac shy of that. Parking for several trucks will be added. The new building would be 3100 sqft with 600 sqft of that devoted to office. The company will provide technical support to schools and other organizations. Town regulations address loading docks, sewer, buffers, signage, and parking. Middle Grove is one possible location in NYS, another office is in Florida.

Correspondence: None

Town Parks: No report

Adopt-a-Roadside: No report

New business:

(1) Three things were discussed: TB Appointment of EC member, Environmental project with grant funding, and Friends of the Kayaderosso event planned for early September.

(2) EC sent Recommendation to ZBA concerning the stormwater from a commercial storage facility proposed on Grange Rd. Stormwater from the pavement will shed asphalt components and vehicle drippings into the natural water. Protected wet land is very nearby. Sent on 27 July.

(3) Issues raised last month:

a. EC Question: Is the new ANSUL fluid at Brookhaven free of PFOA?

b. EC Discussion of Stewarts Site Plan Review: Casey reported that the site of the proposed building is not wetland but the stormwater resulting from the roof and the pavement will flow into wet land that is already at or exceeding capacity, and then to the culvert under Locust Grove Rd. that overflows periodically. ACOE, or DEC would analyze the effect of the added stormwater if the Town requested it or if Stewarts requested. An alternative for stormwater might be under Rte 9N to the leach field that was historically employed by Stewarts before hooking to the County Sewer System.

(4) History of EC Recommendations: We have 19 recommendations on record from 2007 to 2018, to PB, ZBA, TB, or Town Supervisor. EC recommendations have addressed: Ground water protection (10 times), Well water protection (6 times), Noise pollution (4X), Light pollution (4X) Stream protection (4X), Wildlife protection (4X) Local water quality standards (2X), and Air quality (2X). Each addresses specific aspects of the environment but we understand those aspects ultimately effect the whole environment. (Aug2018)

(5) Grant-funded projects were discussed as a way to involve more people on issues like minimizing road salt, community composting, controlling invasive species, and minimizing open development. Community visitors to EC meetings have expressed many of these environmental concerns.

(6) Ken reported on a new Lyme vaccine being developed in Europe, which addresses 6 varieties of Lyme, including the one prevalent in US. A vaccine existed in the 90's but went out of production.

(7) Update of the town's Comprehensive Plan will include a proposal from EC for a hydrogeologic study of the town's water resources. A consultant could help the Town coordinate its 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: 20 September 2018

Meeting Adjourned at 7:40 PM

Anticipated meeting dates: (18 October, 15 November 2018)