

Town of Greenfield Environmental Commission

Minutes approved 19 July 2018

Meeting 21 June 2018 at Greenfield Town Hall was called to order at 7:08 PM.

Attending: Ken Blom, Chair; Linda Beauregard, Guests: Jim van Dyk, MaryAnn O'Keefe

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

Discussion: Town Board discussed the applications for EC membership.

Contact Reports:

Town Board: Jun 14 (from agenda)

- (1) Board of Health on septic systems at: 358 Wilton Rd (Hume) and 21 Bloomfield Rd (Washco)
- (2) Discussion of Prestwick Chase PUD
- (3) Discussion of Spectrum/Time Warner Franchise agreement
- (4) Junkyard license renewals: 465 Rte 9N and 7337 Middle Grove Rd

June 7

- (1) TB adopted a law (#1-2018) opting out of Exemption from Town Real Property Taxes for certain energy systems.
- (2) TB adopted a resolution honoring firefighters Jackie Atwell (dist #1) and Robert Roxbury (dist #2) for 50 years of service to Greenfield Fire District.

May 10

- (1) TB agreed to pay insurance bill (\$1068) for Greenfield Historical Society to cover events it runs in the Town: Farmers Market, Chatfield Museum tours, Saratoga County Fair display, and Caboose Day.
- (2) Denton Rd (Mina) commented on Prestwick Chase PUD, requests caution with the well water supply in the neighborhood as the PUD progresses without a water main along Denton Rd.
- (3) Discussion of Prestwick Chase PUD, addressing:
 - Consistency between local law and the concept map,
 - Separation between planned rear of buildings and the road,
 - Phasing the buildings in over 72 months,
 - Town's Legal Counsel reviewing everything in the resubmitted PUD,
 - Clarification that each building needs approval by PB,
 - Public Hearing on the new PUD language,
 - Taking care to correlate PUD language with the Concept map.
- (4) Public Hearing on proposal to Opt out of Tax Exemption for Solar and Alternative Energy.
- (5) TB accepted Waste Water Management Report (MS4) for Town of Greenfield.
- (6) Update from Supervisor on cutback in NYS funding that supports Summer Lunch Program and Back Pack program.
- (7) Discussion of Spectrum/Time Warner Franchise and Broadband agreement. Much of Greenfield Zoning doesn't allow development to be dense enough to allow provider to meet expenses. Thus a Town contract has not been signed for 5 or 6 years. A meeting with the company rep will be arranged to design a new agreement.
- (8) TB passed a resolution hiring a Court Security Officer.
- (9) Discussion of King Rd closed landfill site that is being tested by NYSDEC for water pollution. This is a routine maintenance activity being done at all closed dumpsites.
- (10) TB approved increase of bookkeeper's hour by 5 hrs/wk.
- (11) The budget for road salt has been expended and needs amending in order pay for recent deliveries to fill the salt shed.

ZBA: June 5 (from agenda)

- (1) Locust Grove Rd (Stonybrook Preservation & Development) Application for Area Variance
- (2) 464 Maple Ave (Case #1000) Application for Area Variance
- (3) 187 Young Rd (Kroma Kill LLC) Application for Area Variance
- (4) Bockes Rd (Provost) Application for Area Variance

- (5) Rte 9N (Stewarts Shops) Application for Area Variance
- (6) Grange Rd (Case # 994) Application for Use Variance

May 1

(1) Rte 9N (Stewarts Shops) Application for Area Variance to replace the sign with a larger internally lighted one, like the one installed at the Middle Grove Shop with a variance in 2015. The application is tabled, pending receipt of more information: which sign is proposed?, drawings of the proposed sign, precise dimensions of the proposed sign, photos of examples of such signs.

(2) Locust Grove Rd (Stonybrook Preservation & Development) Application for Area Variance

The applicant proposes a 3-lot subdivision on a 7.3-Ac parcel, where zoning requires 3 Ac lots. They would probably be modular homes and two lots would meet the 3-Ac minimum, leaving one substandard (1.3 Ac). A Public Hearing is set for Jun 5. Top-view and side-view photos of the site are requested.

(3) Liberty Drive (Lochner) Area Variance Resolution

The applicant seeks approval for an existing Garage Apartment, needing 300' of frontage, rather than the original request for In-law Apartment, requiring 200'. Discussion includes: procedure for changing the application, septic and well arrangements, precise measures of acreage and road frontage. ZBA grants the application since character of the neighborhood will not change and no physical or environmental damage is foreseen.

(4) Grange Rd (Case #994) Application for Use Variance

A public hearing was held last month, ZBA members did a site visit, the history of storage units in Town was reviewed, the cost of installing a septic system in the bedrock was discussed. The application is tabled and more information is requested: real estate history of the property and the sales history of other 6-Ac parcels in Greenfield.

April 3

(1) 8 Liberty Dr (Lochner) Application for Area Variance to convert a Garage Apartment to an In-law Apartment. Continued until next meeting.

(2) Ure Way (Lally) Area Variance Resolution

Public Hearing brings one favorable opinion. The lot is not quite landlocked; it has 50 ft of road frontage. ZBA grants the variance because it will not change the nature of the neighborhood and no physical or environmental damage is foreseen. Approval of the approach will be required from the NYS Fire and Building Codes to allow access for emergency vehicles before a building permit is issued.

(3) Allen Rd (Goertzen) Area Variance Resolution

Public Hearing brings no comments or correspondence. The owners plan to build a horse stable on land that lack 81 ft of the frontage required for a stable. ZBA grants the application since character of the neighborhood will not change and no physical or environmental damage is foreseen.

(4) Grange Rd (Case #994) Application for Use Variance: A public hearing brought no comments or correspondence. No one is present to speak for the owner due to illness so the item is tabled until next month

Discussion: ZBA members observe that they are receiving less information than in the past. Source of referrals to ZBA are: denials by Building Department.

Planning Board Jun 12

- (1) Liberty Drive (Lochner) Application for Special Use Permit
- (2) L. Desolation Rd (Bortell) Application for Minor Subdivision
- (3) Rte 9N (Stewarts Shops) Application for Site Plan Review

May 29

Meeting is canceled; there are no items on the agenda

April 24

Rte 9N (Stewarts Shops) Site Plan Review, continued from Mar 27.

(1) Report from Stewarts rep: (a) Noise study has been done at Stewarts Plant by a sound expert to determine base line data.

(b) A landscape plan has been developed by MJ Engineering to address some of the neighbors' concerns with plantings and an 8ft stockade fence. (c) Trucks are moved around the yard from 6PM - 2AM and from 5AM - 9AM. Decibel readings were measured during and outside those times. (d) The new warehouse should block some of the traffic sound from escaping to the neighborhood.

(2) Public Hearing was re-opened, bringing comments about: (a) Methodology for measuring decibels, Changed back-up alarms are better, Low hum persists, perhaps from compressors. (b) Downstream water flow was extreme on Apr 14, 15 along Locust Grove Rd. (c) The 20" culvert may not carry enough water (9.1 cu ft/min) for the pond outflow (14.5 cu ft/min). (d) More trees are needed to cover the entire berm. (e) Outward-facing lights are an issue for neighbors (f) Sound study should include pitch (frequency) of the sound measured. (g) Visual appearance of the warehouse, traffic, and roadside trash are concerns (h) EC has recommended an expert water analysis to determine effect on the surrounding aquifer (i) Many concerns of the neighbors arise from lived experiences with sound, light, water, and traffic problems (j) Concern about the aquifer across Locust Grove Rd. from the plant.

(3) PB discussion: (a) This Public Hearing is not the final opportunity for input (b) PB Chair: A list of requirements should be reflected in the final Site Plan (c) The capacity and number of coolers and where the air is pushed was discussed (d) Return to questions about sound abatement, storm water management, wetlands on the site, DEC regulations and ACOE regulations differ, Stewarts' consumption of well water, day-care centers nearby?, slope of the berm. (e) Town has no noise ordinance but SEQRA can reflect negative changes to the environment such as noise level and impact on residents. (f) DEC issues permits for storm water management (g) Where will the material removed from the site be taken? (h) PB chair: changing noise level in a continuing problem and a plan designed to mitigate noise is important.

Correspondence:

- (1) We received a Saratoga PLAN brochure, Connections
- (2) Two phone calls from residents (a) Lake Desolation outlet, and (b) about ants in a house.
- (3) Journals received: Adirondack Explorer Outings Guide (2018), Adirondack Council Newsletter (Spring 2018), copies of Brookview Village on Rte 9N dinner invitation on Jun 28.
- (4) Saratoga PLAN email requesting volunteers to help remove invasive weeds from Fish Creek on 30 Jun at 11:30 AM at Staffords Bridge.

Town Parks: Clean up at Porter Corners Nature Trail occurred at 9:30 AM on 2 Jun. Five EC members and a resident volunteer participated. Theresa called the Highway Dept. afterward to describe 4 trees fallen across the path that need to be removed.

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

New business:

- (1) A list of principles the EC has supported has been compiled to discuss at upcoming meetings and to communicate through the Town Website Newsletter. Summary: 18 recommendations between 2007 and 2018 have been made to PB, ZBA, TB, or Town Supervisor. They have addressed: Ground water protection (9), Well water protection (5), Noise pollution (4), Light pollution (4) Stream protection (3), Wildlife protection (3) Local water quality standards (2), and Air quality (2). While we may address one aspect of the environment on a particular proposal, we know that each of these effects every other aspect.
- (2) Rosemary forwarded an announcement about the Audubon Environmental Defense Fund. EDF is supporting golf courses that nurture native plants to assist migrating butterflies. Milkweed supports the monarchs in our area. Golf courses occupy more than 2.5 million acres in the US and a sizable part of that land could be protected as habitat for native butterflies and bees. Golfers reportedly support efforts to protect natural beauty that sustains courses.
- (3) We continue discussing ideas to involve more people on issues like minimizing road salt, community composting, controlling invasive species, and minimizing open development. Community visitors to several EC meetings seem to be sharing many of our environmental concerns.

(4) Ken talked with Dan Pemrick about the update of the town's Comprehensive Plan and including a 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 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: 19 July 2018

Meeting Adjourned at 9:05 PM

Anticipated meeting dates: (16 August, 20 September, 18 October 2018)