

Town of Greenfield Environmental Commission

Minutes approved 20 Dec 2018

Meeting 18 October 2018 at Greenfield Town Hall was called to order at 7:03 PM.

Attending: Ken Blom, Chair; Linda Beauregard, Theresa Ellsworth, Carrie Minner, Dan McIntyre, and two community members

Minutes: Minutes from the August meeting were approved and sent to the town clerk. There was no September EC meeting.

Welcome new member to EC. Summarize backgrounds of members, only EC north of Saratoga Springs, our charge, 2015-16 Survey, possible activities for the future.

Contact Reports:

Town Board: August 9

- (1) Middle Grove Park use for Cystic Fibrosis Foundation (9/23), Community Center for Logger Training (10/3), Girl Scout Troup 3087 one Monday per Month, M. G. Methodist Church use Town Park (8/25).
- (2) L. Desolation Fire Dept (1948-2018) officially abolished
- (3) Offer to donate property at intersection of Sand Hill Rd and Middle Grove Rd to Town. Much is swamp; TB couldn't legally sell lots; it could become a park. TB decides against accepting the land.
- (4) Appointment of Carrie Minner to EC

Town Board: Sept 11

- (1) Unsafe building at 67 Lincoln Mt. Rd.: owner has a permit to demolish it.
- (2) Cub Scout Pack 4081 approved to use Community Center through June 2019.
- (3) Public Health Office has been refused by 2 candidates. Supervisor will contact Corinth Health Officer to gain insight into a solution.
- (4) Code-Enforcement position is posted and a candidate is hoped for by January 2019.
- (5) Town Ethics Code needs updating. An Ethics Board is needed and Town Code needs wording.
- (6) Mulleyville Landowners permission to cross Town Property is granted for 2018-2019 season.
- (7) Purple Heart Trail System is proposed to name roads, bridges, and monuments after residents with Purple Heart awards.
- (8) Sand Hill Rd. resident, owner of Whispering Pines Campground requests Town to consider a noise ordinance in its next revision of Town Code. A Commercial Timber Harvesting Code may address this.

Town Board: Oct 11 (from agenda)

- (1) Town Policy updates: Ethics, Noise, Travel, Emergency Disaster Plan
- (2) Code Enforcement Officer Job Description Committee
- (3) Interviews for Town Health Officer

ZBA: Sept 4

- (1) Rte 9N (Stewarts Shops) Area Variance application for sign was revised (diesel label moved) and approved.
- (2) 14 Old State Rd (Ramsey) Area Variance application to build a 20x24 ft addition lacking 40' of setback and 3' of side clearance. The plot is pre-existing non-conforming 0.29 Ac with 155 ft road frontage. An evergreen tree buffer was discussed and nobody attended the Public Hearing. Variance is granted because no physical or environmental damage will result.
- (3) 970 Murray Rd (Case) Area Variance application to build an addition to an existing auto garage. Special Use Permit in 2007 allows the garage. An aerial map is shown and the owner asks if the ZBA and PB will both need to pass the application. The application is tabled pending completion of the entire application, receiving aerial conditions of the property, photos of road frontage.
- (4) 23 Young Rd (DeLorenzo) Area Variance Application to subdivide 10 Ac into two 5 Ac lots, when 6 Ac are required for each. The lots would be a front one and a rear one. The parcel is not shown on the Town map. Appl. is tabled, pending receipt of: completed application and SEQA, Map of the subdivision plan, aerial maps, photos of the surrounding property from the road.

ZBA Oct 2 (from agenda)

- (1) Murray Rd (Case) Area Variance

- (2) Young Rd (DeLorenzo) Area Variance
- (3) 464 Maple Ave (LLC Case #1007) Sign Variance
- (4) Bump Hill Rd (Kenyon) Area Variance
- (5) Wilsey Rd. (Becker) Area Variance

Planning Board: August 28

- (1) 464 Maple Ave (Case 1000) Area Variance application for a larger sign.
- (2) 461 Rte 9N (Stewarts Shops) Site Plan Review. Stewarts reps have a revised proposal that addresses: noise and light pollution. (a) back-up alarms being replaced by 30 Sept 2018, (b) lights being lowered and buffer planting being revised (c) rooftop coolers could be replaced with quieter models mounted on ground, (d) sound would be re-measured one year later, (e) a sentence fragment appears to address stormwater handling. (f) no formal complaints have been filed with Town about Stewarts' noise, only questions at Public Hearings.
PB discussed: (a) need to discuss these ideas before coming to a vote, (b) possible cladding the buildings to reduce reflected sound, (c) variables of ammonia-based coolers, (d) new noise vs. existing noise level, (e) flexibility in implementation of SEQRA, (f) exploring ideas with Town Attorney, (g) productive negotiations are underway.
- (3) PB discussed its own procedures, time limits, making information available, possible checklist to follow as development becomes more complicated

Planning Board Sept 11

- (1) Discussion: Presence of Town Council and Town Attorney, experts' testimony, and neighbors' questions and concerns at meetings. Stewarts' Site Plan issues: changes in noise level, changes in traffic, cumulative impact on environment, Stewarts' reps needed to be here for some PB discussions.
- (2) 460 L. Desolation Rd (Bortell) Minor Subdivision application. Discussion whether driveway for Lot #3 meets AAASSTO Standards. County Highway Dept. approved the one for Lot #2 ten years ago but that was for a different house. PB asks that the map be revised to show both lots and both driveways before they can decide.
- (3) 241 S. Greenfield Rd (Zeihnert) Special Use Permit Application to establish a B&B. Discussion of the parking spaces around the barn/garage. Public Hearing brought no comment. Permit is granted.
- (4) 45 BraimRd. (Capital Ventures Case #620) Minor Subdivision Application to divide 11.5 Ac into two lots. Lot #2 would be 3 Ac, the minimum allowed. Wetland is nearby, which must be researched to learn if it is DEC or ACOE. Also, the hilly, curvy road will make it difficult to add a driveway. Sight distance, stopping distance, and photos must be supplied. A public hearing is set for 9 Oct.
- (5) 385 L. Desolation Rd (Apex Solar) Special Use Permit application to build a ground-mount solar unit. Questions about area, total height, and ownership (for decommissioning) must be answered.
- (6) 970 Murray Rd (Case) Area Variance (See ZBA #3, Sept 4-above) Questions remain about setback, side clearance, driveway entrance. Information is requested: the existing approved site plan, current building setback, Site Plan Survey. Murray Rd has moved a few years ago, no longer in center of the right-of-way.
- (7) Young Rd. (DeLorenzo) Area Variance Application The actual location is 3500 Boy Haven Rd. but house is on Young Rd. PB asked for: map of the property, wetland delineation and ACOE or DEC designation, driveway plans, easement for overhead wires.
- (8) Discussion of: Presence of Supervisor and Town Counsel for big project discussions like Brittany Chase, Prestwick Chase, Stewarts, and possible 2-min limit to comments.

Planning Board Oct 9 (from agenda)

- (1) 901 North Creek Rd (Keyser) Major Subdivision Application
- (2) 660 Coy Rd. (Isles) Site Plan Review.

Correspondence: Received Adirondack Council: State of the Park: 2018-2019

Town Parks: (Theresa) Porter Corners Nature Trail will be walked soon to determine if fallen trees were cleaned up.

Adopt-a-Roadside: No report

New business:

(1) EC sent Recommendation to PB concerning the stormwater from Stewarts Site Plan on 28 Sept.

(3) 2 Issues raised at August meeting:

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

b. EC Discussion of Stewarts Site Plan Review: stormwater from the new roof and the pavement will flow into wet land that is already at or exceeding capacity, and the culvert under Locust Grove Rd. ACOE or DEC would analyze if the Town requested or if Stewarts requested. An alternative for stormwater under Rte 9N to the former leach field. This discussion led to the Rec. to PB (#1-above)

(3) History of EC Recommendations: We have 21 EC Recommendations on record from 2007 to 2018, to PB, ZBA, TB, or Town Supervisor. Recommendations have addressed:

Ground water protection (12 times),	Well water protection (8)
Noise pollution (4)	Light pollution (4)
Stream protection (5)	Wildlife protection (4)
Local water quality standards (2)	and Air quality (2).

Each specific aspect of the environment ultimately effect the whole environment. (Updated Oct 2018)

(4) Grant-funded projects were discussed 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. A proposal would be welcomed by Supervisor.

(5) Consultant status for former EC members, One EC resignation anticipated by end of year.

(6) Ken reported on article from Science (Oct 2018) about the environmental outcomes of maintained lawns: (Positive = absorb CO2, reduce runoff, moderate city temperatures) and (Negative = chemicals in run-off, pollution from maintenance machinery, reduce biodiversity, require irrigation).

7) Update of the town's Comprehensive Plan will include a proposal from EC for a hydro-geologic 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: 15 November 2018

Meeting Adjourned at 8:20 PM.

Anticipated meeting dates: (20 Dec 2018, 17 Jan 2019)