

Town of Greenfield Environmental Commission **Minutes** approved Jun 15
Meeting 25 May 2017 at Greenfield Town Hall was called to order at 7:09 PM.

Attending: Ken Blom, Co-chair; Charlie Dake, Co-chair; Dan McIntyre, Vince Walsh, Paul Bouchard (resident)

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

Contact Reports:

A resident on Denton Rd (Bouchard) outlined concerns about the new PUD from Prestwick Chase. The expanded plan for construction will require blasting of bedrock. Blasting could damage water wells on neighboring properties. We discussed his concerns and his plans for monitoring water quality. We described EC's previous research into the side-effects of blasting and our previous contact with PB about the Prestwick PUD.

Town Board: May 11(Charlie)

- (1) Public Hearing on stormwater management brought no comments.
- (2) Discussed Prestwick Chase amendment changes. TB accepted the application and referred it to PB.
- (3) Discuss Brookhaven Park picnic area with porta-potties, the need for drives and parking, grass seeding, trails, and cooking grills. School X-C ski teams may begin using the area for practice and for competitions.
- (4) Update Code Revision Committee addressed: clarifying language, moving supplemental materials, and topics of: open development, shared drives, signs, noise, accessory structures, agricultural guidelines.
- (5) Bookkeeper Proposal of new software: A new package, used by surrounding towns would replace the one now 15 years old. It would cost less for annual support service. Data could be transferred in a couple of months.

ZBA Mar 7

- (1) L. Desolation Rd (Cochran) Area variance application to create a second driveway and eliminate a shared driveway. Since two properties are involved, a second application for the second property is requested by ZBA prior to the public hearing on Apr 4.
- (2) Bump Hill (Zeh) Area variance to install a swimming pool with insufficient setback from the rear boundary. The same party owns the property to the rear. Photos of the boundary area and accurate setback measurements are requested by Mar 21.
- (3) Rte. 9N (Royal Rhino) Variance application to install signs at both entrances. Descriptions of signs and any lights are requested. The case is tabled, pending NYSDOT input and verification of the sign descriptions.
- (4) Bockes Rd (Gage) Area variance application. Neighboring owners are out-of-state. Public hearing set for April 4.
- (5) Maple Ave (Ford) Use variance to build a business office on a residential lot. Discussion of parking, setbacks, multiple uses of the site. A neighbor reminds the Board that he was denied an area variance earlier by the ZBA. The plan has changed

substantially since the original application. The discussion is postponed until Apr 4, allowing the Board to review the changed plans and its decision on neighboring property.

Apr 4

(1) Bockes Rd. (Gage) Public hearing brings no comments and no owner is present. The case is continued to May 2.

(2) Brigham Rd (Piper) Subdivision application to create a new 6-Ac lot from the existing 43.5 Ac. Road frontage is insufficient. Photos of the roadside are requested prior to the Apr 18 meeting. The application is accepted and a public hearing is set for Apr 18.

(3) Rte 9N (Royal Rhino) Nobody to discuss the owner's plans so the case is postponed to May 2 and a letter will be sent requesting response before that date.

(4) Maple Ave (Ford) Application has been withdrawn.

(5) L. Desolation Rd (Cochran) Two neighboring lots with two separate applications to solve a shared driveway problem with insufficient frontage (39.3ft instead of 50ft). The owners hope to remove a shared driveway and maintain existing drainage patterns and an existing well. Owners of both lots (330 and 324) are in agreement and a public hearing is set for May 2.

(6) Bump Hill (Zeh) Area variance to install a swimming pool. The owners ask to combine their two small previously-existing lots. The total area is less than 3 Ac. required to build. The application is accepted and the owners are requested to complete the legal merger of their two lots before building the pool.

Planning Board Apr 25 (from agenda)

(1) Witt Construction c.# 599 Major subdivision

(2) Wilton Rd. (Brittany Chase c.# 531) Major subdivision

(3) LaMothe c.# 590 Site Plan review

Correspondence : Received a copy of Adirondack Explorer (Ma/Jun, 2017) Article on p. 21 recommending a new pattern for housing development in critical forest land to reduce fragmentation of forest. Proposed legislation would require cluster housing with most of the forest left undisturbed to support wildlife.

Town Parks: (Theresa)

(1) Theresa will order replacements for any damaged tree signs at the Porter Corners Nature Trail.

(2) Porter Corners trail clean-up: Saturday 3 Jun @ 9:AM

Adopt-a-Roadside: (Theresa) Prestwick Chase has completed its spring clean-up of the roadside.

New business:

(1) We will ask the Town Clerk to post our vacant EC position.

(2) Discussion of EC proposal for a hydrogeologic study of the town's water resources, when the Comprehensive Plan is revised. 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.

(3) Malta Water (Ken) An April News item reported that portions of the Town of Malta have insufficient groundwater to support wells. A thorough study was proposed at the Malta Town Board meeting. Bids have been received of \$13000 and \$22000 from engineering firms. This is a similar problem to the one reported last month in S. Glens Falls.

(4) EC plans to meet @ Porter Corners Nature Trail June 3, 9:00 AM with tools and garbage bags.

Next Meeting: 15 June 2017

Meeting Adjourned at 8:30 PM