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Town of Greenfield Environmental Commission
Meeting 18 August 2016

Minutes approved Sept 22

at Greenfield Town Hall was called to order at 7:05 PM.

Attending: Linda Beauregard, Ken Blom, Chair; Charlie Dake

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

Contact Reports:

Town Board: Aug 11(Charlie)

(1) Code language update, including ground-based solar collectors and noise limits, is underway in public meetings. Brookhaven Park is being considered for a dog park. Further meetings of PB and ZBA chairs, with EC are being planned.

(2) The chipping machine at 113 Daniels Rd has been stopped for 4 months. DEC and Town of Greenfield continue to pursue their concerns about the business.

ZBA Aug 2:

(1) Copperfield Rd (Galarneau Builders) applied for an area variance to build a garage-apartment . The parcel borders wetland and the additional driveway will need to be filled. A garage apartment must have a separate septic system. Drawings were requested to show both. A public hearing is set for Sept 6.

(2) Locust Grove Rd. (Fraser) area variance is requested to add a living room on the front of an 1860 house that is near the road. Photos of the surroundings were requested and a public hearing was set for Sept 6.

(3) Tannery Hill Rd (Heritage) Area variance and use variance applications to stay in current mobile home while a new house is being constructed. This a pre-existing non-conforming lot. The variance will not have environmental effects. A temporary variance is granted for 60 days with option to renew if the project takes longer than that.

(4) Maple Ave (Roohan) Application for use variance and area variance to build either a new house or a storage facility on a small lot with existing run-down house. The property was purchased as one of several lots with businesses on them. New septic would be a problem in the low-lying lot with close neighbors and some drinking wells. The economics of renting the current house are unfavorable. The character of the neighborhood appears to be changing but ZBA is cautious about approving a plan that accelerates that change. A variance was granted for 1.67 Ac and 70ft. of frontage. Planting a buffer of trees is suggested.

Planning Board Jul 26:

(1) NYS Rte 9N (Rayburn) Application for a Special Use Permit to make a garage apartment to live in while the house under construction is in litigation with the contractor. Public hearing brought positive comments from a neighbor. The garage apartment will require a new separate septic system. The permit was granted.

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(2) Wilton Rd (Cartier) Revisions to a previous plan now add drainage basins and a new septic system. Sampling the neighbors' wells is suggested. A public hearing is set for August 9.

(3) South Greenfield Rd (Dupuoy) PUD submitted some time ago is revised downward to now include only B and B, Etiquette school, and Vineyard. Questions are asked about site distance for driveway, long-term plans to add cabins, plans to remodel barn, and planned addition to the house. A suggestion that the building inspector might approve the revised plan without need for a PUD.

(4) Plank Rd (Evans) New information has not arrived in time for the PB to review it for the current meeting. Discussion about whether lots with no access to approved road would need the usual amount of road frontage or if perhaps all edges would be considered "sides" for measurement purposes.

Correspondence Copies of plot plans received: Locust Grove Rd (Schmidt Subdivision)

Town Parks No report

Adopt-a-Roadside No report

New business:

(1) Long-term planning for community projects continues: Culverts, Option to reduce mowing, Option to reduce road salt, Adirondack Lawn signs. Survey 2016 is in Town's New Resident Packet.

(2) Monthly EC Reports on the Town website and notices referring to them in the PennySaver column. July: Survey 2016, Aug: Tick control Suggestions, Sept: The new foot trails being developed, Oct-Dec: topics under consideration: Survey 2015 results, Sustainable (Adirondack) lawn practices, Adopt-a-Highway report, Wetland boundary plants, Gardening in Greenfield--resident experiences. All are to be developed locally, Greenfield-related, and approved by EC.

(3) Survey 2016 has begun to produce completed returns.

Next Meeting: 22 Sept 2016

Meeting Adjourned at 7:45 PM