

Town of Greenfield Environmental Commission
Meeting 19 February 2015

Minutes approved Mar 19

at Greenfield Town Hall was called to order at 7:00 PM.

Attending: Ken Blom, Chair; Nancy Kmen, Dan McIntyre, Vern Utter, Vince Walsh, Linda Beauregard (guest)

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

Contact Reports:

Town Board Feb 12: No report

ZBA Feb 3: (1) Liberty Dr. (Harris) requests an area variance of 1.34 A for an existing in-law apartment constructed by a previous owner without permit. ZBA accepts the application and sets public hearing for Mar. 3 @ 7:30pm.

(2) North Broadway (Skidmore) requested an area variance of 20 ft to convert a residence into office space. ZBA grants the area variance. It will not adversely impact the environment or the neighbors, who are Skidmore on both sides.

Planning Board Jan 27: (1) Plank Rd. (Evans) request to subdivide into 5 lots, 3 of which share one common driveway 1400ft long. Lot # 5 is non-conforming at 5.14 A., which would be further reduced to 5.07 A. Discussion followed, plans for constructing a roadbed for 30,000 lb fire trucks with turn-outs and water access. A resolution was reached contingent upon: FD approval, DEC approval, Town Attorney approval of wording, an engineer-designed driveway and a final lot #5 no smaller than it currently is.

(2) Griffen Rd (Aven) Request to build a motorcycle track. The owner was not present so discussion was postponed. EC observed an on-line advertisement for a similar facility in Greene Co. shows owners dealing with complaints about noise and concerned about being shut down.

(3) N. Broadway (Skidmore) request to convert residence to office space with a lot that is 20 ft too narrow. Referred to ZBA (see above) for area variance.

Feb 10: (1) North Broadway (Skidmore) application to convert residence to offices is approved. A plan for storm drainage and to screen parked cars with trees was included.

(2) Griffen Rd (Aven) request to build motocross track. The owner is absent so members of the public will not have discussion. The topic will not be put onto the agenda again without assurance of owner's attendance.

(3) Allen Rd. (Szmachlo) request to change the 500ft flood-plain buffer along the Kayadeross floodplain, which was approved on a 6-lot 1994 subdivision. Code Enforcement Officer judges that one lot could be addressed but not a blanket request for all 6. Also, the request would be counter to NYS regulations and would require NYS approval.

(4) Liberty Dr. (Harris) The request will have to be taken up by ZBA. PB is concerned about setting a precedent by approving non-permitted buildings for the convenience of subsequent owners. EC observed that water and sewer systems would need to be approved.

Correspondence

(1) Letter of resignation from EC member Lavern Utter, effective 28 Feb 2015. Recognition of his long service to Town of Greenfield by EC and TB was discussed.

(2) Personal conversation with Town Clerk that 2 EC positions are being advertised in various locations. Observed on Town Website, in PennySaver and Gazette.

(3) Copy was received of Cornell Coop. Extension's proposal for Reforestation of Old Stone Ridge. It will be discussed at the March meeting.

Town Parks (Theresa) sent a message suggesting an early clean-up and assessment of needs at the Porter Corners Nature Trail.

Adopt-a-Roadside No Report

New business:

(1) Long-term planning on topics for potential community projects:

(a) preserving milkweed and blue lupine habitats (b) preserving natural roadside vegetation wherever it is not a traffic hazard (c) natural means for reducing the hazard of ticks.

(2) The Environmental Action Survey (Dec 2014) early returns have been charted. A map of animal species reported by residents is being developed for the Town Website.

(3) A website article about natural methods to control ticks is being edited and will be submitted to Town Clerk. All survey respondents indicated concerns about ticks.

(4) We'll consider helping an adopt-a-highway team with a long road in the spring.

Next Meeting 19 March 2015

Meeting Adjourned at 8:15 PM