

Town of Greenfield Environmental Commission

Minutes approved Jul 21

Meeting 16 June 2016 at Greenfield Town Hall was called to order at 7:02 PM.

Attending: Linda Beauregard, Ken Blom, Chair; Kathy Bozony, Theresa Ellsworth, Charlie Dake, Dan McIntyre

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

Contact Reports:

Town Board May 12 : (Charlie)

- (1) TB honored Lavern Utter for his long service to the Town of Greenfield.
- (2) Discussion of a joint meeting on June 29 at 7PM of TB, PB, ZBA, EC to develop codes for solar collectors. A moratorium on permits is adopted until codes are approved.

ZBA Jun 7:

- (1) 39 Wilton Rd (Cartier) The application has returned from PB and is now seeking an area variance to build just an office building. The application is accepted and a public hearing is set for July 5.
- (2) Rte 9N (Rayburn) An 0.7 Ac area variance is granted to complete a garage on a lot not big enough (2.3 Ac, where 3 Ac is required for a garage). The public hearing brought no comments, the plan matches the neighborhood, and no adverse environmental impact is seen.
- (3) Maple Ave (464 Maple Ave LLC) Application for an area variance is extended one year. No further variances will be considered.
- (4) Maple Ave (Roohan) Application for area/use variance for a rental storage facility in area zoned OR. The public hearing yields comments about building height, outdoor lighting, hours of operation, security fencing, drainage, expected traffic, access to Rte 9, and plans for a run-down house on the property. ZBA tables the application until next meeting when more information will be available.

Planning Board May 10:

- (1) Maple Ave (464 Maple Ave LLC) is requesting to reinstate a plan from 2014 that has not been completed. He plans to build multi-family dwellings on a small lot. Issues are discussed: number of parking spaces, handicapped parking, sewage disposal for a lot with multiple wells nearby. The Town Engineer will work out details with the owner before the plans are drawn for PB to consider.
- (2) Plank Rd (Evans) ZBA has approved the variance, TB has approved development on the large land-locked lot so PB now can address the shared driveway. Updated plans are needed for the Town Engineer to analyze and the wording for the deeds must be approved by the Town Attorney.
- (3) Maple Ave (Roohan) application for storage units on land zoned OR. Discussion addresses: setbacks (lot is 50 ft wide), nature of the neighborhood, plan to share driveway with neighboring business and possible alternate uses for the property.
- (4) PB discussed the concept of shared driveways and the problems they can create for future owners. Town Attorney suggests a joint study with TB and ZBA.

May 31:

- (1) 39 Wilton Rd (Cartier) Application to replace an old house with a new 2-family unit with an office attached, on an existing small lot. Discussion addressed: small lot size, large parking area, closeness of several shallow wells, added sewage requirements. Applicant was told that rebuilding the current dwelling would be easier to approve in this densely-settled location.
- (2) Brigham Rd (Saratoga Escape) Application to develop the campground. Plans will be required showing walk ways, outdoor lighting, sewer system, and details of the planned pavilion. Updated approvals from DEC and DOH will be needed because the previous permit has expired.
- (3) Maple Ave (Laing) Reviewing a project to arrange parking for a new smoking shop next to a current funeral home. Discussion addressed: required 10' buffer between parking and road and screening from neighbors. A public hearing is set for June 14.
- (4) Plank Rd (Evans) Discussion of the changed concept from keyhole lots to a shared driveway for 7 lots where frontage on a public road is not possible. This concept is resisted by PB because of problems that developed in the past. The precedent would be difficult to ignore when future requests are made. A long form SEQRA is indicated.
- (5) Wilton Rd (Walsh) distributes a preliminary plan to develop the Van Arnum property as sawmill and retail store for wood products. The current house would be rented out. Discussion addresses the lot size, wood storage, new building, and a contractor storage yard. PB requested a more detailed plot plan.
- (6) Discussion of the large number of steps applicants and the PB are taking on some projects. Some towns have a part-time Planning Officer to handle the day-to-day questions. Residents are considering new solar collectors, which the town codes don't currently address. A moratorium is suggested until code is updated.

Correspondence (none)

Town Parks (Theresa) Reflecting tape now marks all plant signs, five new metal signs are ready to install, costing \$148 for printing, orange posts now mark plant signs that have been unseen and mowed down in the past.

Adopt-a-Roadside (Theresa) Reports have been received from several organizations completing their clean-ups: Stewarts, Prestwick Chase, BSA Troop 18, BSNB, and Daniels Rd. residents. Theresa is seeking a volunteer co-leader and learn the Adopt-a-Highway routines.

New business:

- (1) Long-term planning for community projects: Culverts, Option to reduce mowing, Option to reduce road salt, Adirondack Lawn signs. Survey 2016 is now ready for the Town's New Resident Packet.
- (2) Ways were discussed to encourage residents toward environmental activities through existing channels: We'll explore a trial period of monthly EC Reports on the Town website with notices referring to them in the upcoming PennySaver column. (3) The June NYS Conservationist reports that the monarch butterfly population has increased after its low point in 2014, possibly because the area for wintering in Mexico has grown a bit. Protecting milkweed, on which the Monarch larvae feed during their yearly northward migration is still important. New farming practices have removed milkweed from much of its natural range so by protecting milkweed on our roadsides and in vacant fields we can help monarchs to survive.

Next Meeting: 21 Jul 2016

Meeting Adjourned at 8:20 PM