

Town of Greenfield Environmental Commission Minutes approved 16 Mar
Meeting 16 February 2017 at Greenfield Town Hall was called to order at 7:04 PM.

Attending: Linda Beauregard, Ken Blom, Co-chair; Charlie Dake, Co-chair; Dan McIntyre

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

Contact Reports:

Town Board: Jan 12

- (1) Brookhaven Trails Committee
- (2) Wilton notice about Cumberland Farms public hearing Jan 18. Wilton notice about 502 Maple Ave application and plans for Law office.
- (3) Saratoga Polo PUD included discussion of: water and sewer plans, parking, traffic study, school busses, long-term development of the grounds.

Town Board: Feb 9 (Charlie)

- (1) Brookhaven trails may be used by a high school cross-country ski team
- (2) Discussion of the Saratoga Polo PUD: It may be different enough to warrant a new application from the one approved in 2005.
- (3) Discussion of TB funding for water tanks at the fire departments
- (4) Discussion of salt scarcity and roads slated for paving in 2017: Locust Grove, Bockes, and Goose Hollow.

ZBA Feb 7 (from agenda)

- (1) Bockes Rd (Cage)
- (2) Rte 9N (Royal Rhino Owner) Area Variance Public Hearing
- (3) Maple Ave (Patricia Ford) Area Variance Public Hearing
- (4) 377 Lake Desolation Rd (Kasselman Solar) Area Variance Public Hearing

Planning Board Jan 10

- (1) Brittany Chase Major subdivision plan
 - a. The previous twenty-one lots have been reduced to 9 lots. Two cul-de-sacs have been eliminated because of wetlands and poor drainage.
 - b. Work continues with ACOE on wetland mitigation where the plans would overlap wetlands on lots 5 and 6.
 - c. Long driveways are planned and PB notes that firetruck pull-outs may be required and excessive woods-clearing needs to be avoided.
 - d. Some of the percolation tests struck bedrock but not all.
 - e. A new SEQRA has not been done yet but will be needed.
 - f. The new lots will have very close access to the new trails system being developed by Saratoga PLAN from the McGregor site to the Skidmore area.

- (2) L. Desolation Rd. (Kasselman Solar) Plans to mount 20 on-ground solar collectors at the back of the property which has insufficient road frontage.
 - a. The lot is 8.24 Ac. so plenty of space exists.

- b. The color of the planned framework is discussed; Town Code calls for dark colors and non-reflective surface to blend in with vegetation.
- c. Discussion of the ground area, adding an allowance for snow build-up, and adding battery storage.

(3) Bloomfield Rd (Saratoga Polo) PUD application for town houses would include a water district administered by the Town, to provide 45K gallons per day.

- a. The residences would share ownership from 1 to 52 weeks per year. The grounds would be managed by a HOA and indoors maintained by the owners.
- b. One lot would be condo buildings, the second would be residential, and the third would be commercial with meeting space, gym, etc.
- c. Eighty seven parking spaces are planned, with overflow space on mowed grass.
- d. The county water line would be partly payed for by Stewarts and the waste would be hooked to Sewer District 1, across Denton Rd.
- e. An updated traffic study is requested by PB, to be coordinated with Prestwick Chase.
- f. Demographic study of Greenfield, Saratoga Springs, Ballston pa, and Clifton Park are provided.
- g. A Town Water District would become a permanent new commitment, that includes: testing, billing, and maintenance.
- h. It might be difficult to get School bussing inside the development.
- i. Long-term plans for Saratoga Polo are explored; would it become more residences in the future?
- j. Separately: New Code wording for hobby farms is discussed.

(4) Rte 9N (Royal Rhino LLCV) New signs are discussed, one at each entrance with sufficient clearance for the driveways. Only one sign is allowed by the Town Code.

(5) Maple Ave (Ford) Variance to convert a residence into a medical office. Parking and handicap access are discussed.

Planning Board Jan 31

(1) Sodeman Rd (Anderson, formerly Merrills) Special Use Application to install a modular home on agricultural land. Eight Ac., with room for 3 goats and one mini horse. PB views a site plan showing septic system, dumpster, and shed locations. Permit is granted.

(2) L. Desolation Rd (Kasselman Solar) Special Use Application to install solar collectors on a lot with insufficient road frontage. Additional information is requested and a public hearing is set for Feb 14.

Correspondence : None

Town Parks: No report

Adopt-a-Roadside: No report

New business:

(1) The Polo Grounds PUD appears to include a balance of water supply coming into the site and wastewater leaving the site, as we recommended to PB last month.

(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. Water studies have been conducted by several surrounding towns as they plan for future development. We will continue to explore ways to accomplish a detailed study.

Next Meeting: 16 March 2017

Meeting Adjourned at 7:50 PM