

Town of Greenfield Environmental Commission

Minutes approved 15 Mar

Meeting 15 February 2018 at Greenfield Town Hall was called to order at 7:05 PM.

Attending: Ken Blom, chair; Linda Beauregard, Casey Holtzworth, guests: Karen Wadsworth, James VanDyk, Marion O'Keefe

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

Discussion: (1) We've asked the Town Clerk to post our vacant position. We'll talk with Town Clerk and Town Supervisor about offering an alternate (emeritus) status for EC members who've become unable to attend meetings, but whose contact benefits our process. Casey will conduct the meetings in March and May in the chairperson's expected absence.

(2) Residents attending our meeting described their concerns about the Stewarts construction Project. They raised issues about ground water and the foundation for the new warehouse, about stormwater created by added paving and roofing, 24-hr noise pollution from truck alarms and refrigerator trucks invading the local neighborhood, possible sound barriers, apparent increasing truck activity, light pollution blocking the night sky, capacity of the stream down-hill from Stewarts, and concern about rising water table in all the neighboring properties. They inquired about our procedure for advising the board members

Contact Reports:

Town Board: Jan 11

(1) Greene Rd (DEC): Discussion of DEC land acquisition along Greene Rd. Town Supervisor will contact the officer at NYS.

(2) Plank Rd. (Evans): Open Development Application

a. TB acted to correct a 2005 Resolution #30 abandoning the section of Plank Rd. "east of Ridge Road" to the intended "3200ft. west of Ridge Road".

b. Since the proposed Open Development is not on any maintained road, TB resolved to approve the recommended wording from PB. PB has recommended approving the application, contingent upon: steel deck bridge certification by a licensed engineer and the Fire Dept, driveways in excess of 500ft. be approved by the Fire Dept., and house locations to be approved by the Fire Dept. and the Town Engineer.

(3) Board of Health discussed unsafe buildings:

a. 188 Bockes Rd. owner will be notified again by the Town Clerk.

b. 151 Bockes Rd. building damaged by fire. The Town Clerk will notify the owner that the building needs to be removed.

(4) Speed limit reduction on Middle Grove Rd. It's now 40 mph from Moss Rd. through Middle Grove. Suggestions for the 40 mph zone to extend from Rte. 9N through Middle Grove, or the whole length of Middle Grove Rd. Highway Supervisor will confer with the County.

(5) Planning Board vacancy has drawn one applicant.

(6) Discussion of heating fuel deliveries in Town of Greenfield. TB passed a resolution supporting a proposed NYS Assembly bill allowing residents to obtain fuel from any supplier in an emergency for a tank leased from their regular supplier.

Feb 8 (From agenda)

- (1) Discussions of Prestwick Chase, Open development application on Ure Rd. (Lally),
- (2) Recreation Dept. report.
- (3) Set dates for Spring and Fall Clean-ups.
- (4) Temporary closing of roads

ZBA: Feb 6 (From agenda)

- (1) Wilton Rd. (Van Arnum) Area Variance Application
- (2) 355 Grange Rd. () Area Variance and Use Variance Applications
- (3) Plank Rd. (Evans) Area Variance Application

Planning Board Jan 9

(1) Ure Way (Lally) Open Development Application. PB has requested maps of the driveway pull-offs and engineer's certification of the bridge for emergency vehicles. The driveway is about 1/3 mile long. The owner will be returning with an Application for Subdivision. PB refers the application to TB, contingent upon the bridge approval and Keyhole Lot law.

(2) Saratoga Blvd. (Prestwick Chase) PUD Amendment SEQRA

The applicant requests to add 213 residential units and 10 duplexes, reduced from previous number of 221 residences. PB discussed whether this is a significant reduction, to allow a SEQRA change from "moderate-to-large impact" to "small impact." Discussion covered: clarity of the Zoning Law, incongruity with the neighborhood, variability in the PUD descriptions of building sizes, setbacks, side clearances, and limits to the PB's authority. A Public Hearing drew discussion of the reduction from 221 to 213 units.

(3) 461 Rte. 9N (Stewarts Shops) Site Plan Review. To add a 61,000 sq.ft. warehouse. Discussion covered: building height, traffic study on Locust Grove Rd and Rte 9N, proposed disposal of fill, use of water from the pond for cooling, eventual disposal of the water, conferring with Saratoga Springs about water disposal, periodic flooding on Locust Grove Rd., and conferring with Saratoga County. Public Hearing is set for Jan 30.

Jan 30

(1) Rte 9N (Stewarts Shops) Site Plan Review

Public Hearing at 7:13 PM Several residents raised issues: Type 1 or Type 2 SEQRA?, 30,000 cu yd fill removal, flooding around the pond, aquifer protection, ground water quality, increasing storm water run-off, light pollution, noise pollution, traffic pattern & more tandem trucks, traffic on Daniels Rd & Denton Rd & Locust Grove Rd, Long form vs Short form SEQRA, back-up alarms required by OSHA or NYSDOT for safety?, Canopies over lights, flooding on Locust Grove Rd, increased ditching down to bedrock on Locust Grove Rd, written agreement w/ Saratoga Springs' capacity to handle added storm water?, retaining wall to abate noise, delivery hours (Stewarts says 7AM-2PM), trucks from 9N only, employee traffic noise & garbage spills, adopt-a-highway, gate on Locust Grove entrance, pond is former spring-fed reservoir.

(2) Saratoga Blvd (Prestwick Chase) PUD

(a) Public Hearing at 8:13 PM. Several residents raised issues: narrative description varies from 236 to 221 to 213 units while map doesn't change, unit size increases and traffic increases, how many bedrooms per unit?, is upstairs for storage or bedrooms?, ground water reduction, noisy traffic, PUD attack seems endless (PB says no limit), PUD is counter to Comprehensive Plan, 10 ft clearance is too city, engineer report on water balance?, storm water floods regularly already and paved area is increasing, PB seems split on SEQRA, plans for section of undeveloped land?, PUD suggests significant changes to ground aquifer and run-of, effect of waste water and neighbor wells, need for PB discussion.

(b) PB discussed several issues: Negative SEQRA resolution (no significant impact) passed. Questions remain about: distance between units, aquifer raises questions, and the PUD description doesn't match the maps & drawings.

(c) PB will send its "negative declaration" to TB. TB will develop legislation. PB recommends: change the duplexes, describe whether one-story or two-story, make the map match the narrative, min-max distances must be sorted out. TB then will ask for PB to advise on site plan reviews. The previous PUD remains in effect and the applicant can approach PB on that, too.

Feb 13

No items on the agenda. Meeting is cancelled.

Correspondence:

Vince's notices about two public conservation presentations at Skidmore College (29 Jan, 6 Feb)

Town Parks:

Adopt-a-Roadside:

New business:

(1) We can submit items for the Town Website Newsletter. EC members should bring submissions to future meetings to be approved. Several topics had been developed in 2014 and new topics have arisen since.

(2) We approved Casey's suggestion to explore partnering with other Saratoga-area groups, like SaratogaPLAN or DEC Foresters to run an iMapInvasives workshop. It might help us to build an email list of interested residents. He pointed out that hemlock wooly adelgid is a timely target for community action. The pest, which is moving in to destroy NY's hemlock forests, can be identified and reported to DEC with a smartphone app.

(3) Ken's report on Capital District Conservation Advisory Council roundtable on Jan 29 included suggestions from other communities: reduced assessment for conserved land, legislative grants for conserving wildlife, mapping natural resources for PB reference, protecting watershed grants, green designs for developers, clean energy community designation by NYSERDA, college interns available to pursue any of these activities.

(4) We'll continue looking for ways to involve more people on issues like minimizing road salt, community composting, controlling invasive species, and minimizing open development.

(5) Casey reported that student interns from SUNYA Biology Dept. are seeking conservation projects in places like Greenfield.

(6) Continued discussion of EC proposal for a hydrogeologic study of the town's water resources. Saratoga PLAN has the aquifer data in its maps and a consultant could help the Town coordinate our Comprehensive Plan with our water resources. *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.* Recent ideas: Casey's description of Moreau L. study, possible grant assistance, and hydrologic study by USGS in 1988 analyzed the ground-water resources in Saratoga County.

(7) We'll develop a recommendation for PB to consider as it processes the Stewarts construction project. Ken will distribute a draft to EC members in the next few days. Feedback from members will help us revise it and we'll aim to deliver it to PB in early March.

Next Meeting: 15 March 2018

Meeting Adjourned at 9:25 PM

Anticipated meeting dates: (15 March 2018)
(19 April 2018)
(17 May 2018)
(21 Jun 2018)