

Town of Greenfield Environmental Commission

Minutes approved 16 Aug 2018

Meeting 19 July 2018 at Greenfield Town Hall was called to order at 7:05 PM.

Attending: Ken Blom, Chair; Linda Beauregard, Theresa Ellsworth, Casey Holzworth, Dan McIntyre, Guests: Jim van Dyk, MaryAnn O'Keefe

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

Contact Reports:

Town Board: Jul 12 (from agenda)

Discussions of: Prestwick Chase, Time Warner franchise, Witt Construction bond on Lester Park Rd., dissolving L. Desolation Fire Co., Brookhaven Park pavilion electrical supply

Town Board: Jun 14

- (1) Board of Health: Septic variances @ 358 Wilton Rd (Hume) and 21 Bloomfield Rd (Washco). Both will need letters from Town Engineer and will have public hearings on July 5.
- (2) Unsafe Buildings @ 188 Bockes Rd (the structure has been removed) and 67 Lincoln Mt. Rd. (fire damage).
- (3) Saratoga Polo waiver of 30-day notice for State Liquor License requested. TB granted the waiver.
- (4) Public comments: Denton Rd. residents concerned about Town's aquifer if Stewarts and Prestwick Chase expand water demands. Locust Grove Rd. resident about EC's recommendation for a study of the aquifer.
- (5) Supervisor Pemrick has received updated PUD language from Prestwick Chase. It will be studied by the committee and the Code Enforcement Officer.
- (6) Nobody attending to represent Time Warner Cable.
- (7) Junkyard license renewals: Rte.9N (Ballestero)-renewed for 6 months and Middle Grove Rd (Middle Grove LLC) renewed for 6 months with 8 conditions, as previous renewal.
- (8) A resolution was passed and sent to the PBA of NYS supporting an increase in NYS Forest Ranger staff.
- (9) Resident from Denton Rd asks about policy on fireworks at Saratoga Polo. They disturb local horses and neighbors would like advance notice.
- (10) Brookhaven fire-suppression system (ANSUL) will receive its 12-year fluid renewal, at a cost of \$1075 (approved by TB).
- (11) Playground equipment will be supplied by an anonymous donor for the Middle Grove Park. The equipment will be approved by the insurance company.
- (12) Reassessment is beginning for next tax year. Some property that was owned by paper mills is being shifted to NYS and is non-taxable.

ZBA: July 2

- (1) 441 Maple Ave (Dragonette) Area Variance Application to convert a small garage to a commercial studio. The neighboring properties are commercial. The acreage and frontage are both too small. ZBA accepts the application and sets a Public Hearing for 7 Aug.
- (2) N. Greenfield Rd (Cornell) Area Variance Application to develop a newly poured slab and well that are too close to the road, by 10 ft. ZBA accepts the application and sets a Public Hearing for 7 Aug.
- (3) 475 Greene Rd (Bangert) Area Variance Application to build a house on a 4.5 Ac. triangular lot with insufficient setback because of the shape. ZBA requests photos and sets a Public Hearing for 7 August.
- (4) 32 Locust Grove Rd. (Stony brook Preservation & Dev.) Area Variance Application to develop a previously existing non-compliant lot. ZBA accepts the application and sets a Public Hearing for 7 Aug.
- (5) Rte 9n (Stewarts Shops) Area Variance Resolution to install a new sign that is larger than specifications and internally lighted at night. ZBA approves the application because it will not cause physical nor environmental damage.
- (6) 464 Maple Ave (Carlson) Use Variance Application to install a sign that is 2 ft. higher and 46 sqft. bigger than code allows. ZBA accepts the application and sets a Public Hearing for 7 Aug.
- (7) 355 Grange Rd Use Variance Application to install commercial storage facility on a vacant lot. Public Hearing brings comments about traffic speed, safety issues, children on bikes in neighboring trailer park, topsoil previously sold to the Town, residential zoning, owner's financial hardship, poor maintenance on

owner's current land, insufficient notice of Public Hearing to neighbors, historic homes back to 1790's with deed restriction in the neighborhood. ZBA tabled the discussion until 7 August.

(8) Bockes Rd (?) (Vanderzee Over the Hedge Farms) Area Variance application

ZBA has not received notice of permission from National Grid to develop under the power line, that it requested in June 2017. Thus, ZBA rejects the application for the property. Any future request will require a new application.

ZBA: Jun 5

(1) 32 Locust Grove Rd (Stonybrook Preservation & Dev.) Area Variance Application. The side and rear boundaries are too close (by 9.9 ft and 4.1 ft) for a new home. Room is needed for the septic system. Acceptance of the application was postponed. Photos and plans for the septic system were requested.

(2) 464 Maple Ave (Carlson) Area Variance Application to install a sign. Receipt of the application is postponed pending resubmission of completed forms, proof of LLC, and authorization of Agent.

(3) Bockes Rd. (Provost) Area Variance Application that was previously postponed. The application was incomplete and the ownership has changed. The application is rejected.

(4) Rte 9N (Stewarts Shops) Area Variance Application to install a new internally lighted sign. Discussion included content of the sign, placement of the sign and dimensions of the sign. Public Hearing will be held on July 2.

(5) 355 Grange Rd (McKenna is agent for applicant) Use Variance Application to install a commercial storage facility. Two actions were taken: (a) to re-open the public hearing, and (b) to defer the SEQRA to the PB.

Planning Board: July 10 (from agenda)

(1) 8 Liberty Dr (Lochner) Special Use Permit

(2) 420 Bockes Rd (Van Gelder) Minor Subdivision Application

(3) South Greenfield Rd (Ziehnert) Special Use Permit Application

(4) 437 Middle Grove Rd (Mann Wireless) Special Use Permit

Planning Board: June 26

(1) 8 Liberty Dr (Lochner) Special Use Permit Application to install a septic system for the garage apartment that is being enlarged. PB can not act on the application because the full plans are not available.

(2) 460 L. Desolation Rd (Bortell) Minor Subdivision Application. The PB asks questions about sight distances and speed limits, which is 55 mph. Public Hearing brings no comments. More information, including maps is requested for the PB to discuss the issue during the next meeting.

(3) 420 Ballou Rd (Van Gelder) Minor Subdivision Application. No one is present to represent the applicant so the item is postponed until the next meeting.

(4) 355 Grange Rd (McKenna) SEQRA Review. PB needs a site plan and copy of ZBA minutes to proceed so the item is postponed until the next meeting.

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

(a)Stewarts has provided more information on wetland delineation (ACOE), lighting, and noise. The building site does not contain wetlands. Lights in question will be replaced with LEDs that point downward, will be lowered 4 ft., and buffered by additional cedar trees planted on the berm. The constant hum was identified as roof-top condensers, which will eventually be replaced with ground-mounted condensers. The trucks will be dry trucks with no refrigeration and generators.

(b) Public Hearing reopened and brought comments on: PB's lack of response to resident association of 59 members, EC's recommendation for a groundwater study, public hearing notifications, noise heard long distances away.

(6) PB discussed: Blocking light, Blocking noise, the Road culvert belonging to Saratoga Springs, Wetland delineations, Rules for discussing with public only at meetings, and Notification timelines.

Planning Board: June 12

(1) 8 Liberty Drive (Lochner) Special Use Permit to install a septic system for an existing garage apartment that will be added onto. A Public Hearing is set for June 26.

(2) 460 L. Desolation Rd (Bortell) Minor Subdivision A to divide a lot into two lots. Discussion includes sight distances on the road, delineation of wetlands, and proposed locations of well and septic systems. A Public Hearing is set for June 26.

(3) 461 Rte 9N (Stewarts Shops) Site Plan Review. A quorum of PB members is not present so the case is postponed to June 26.

Correspondence: We received Adirondack Explorer (Jul-Aug 2018).

Town Parks: (Theresa) Theresa has contacted the Town Garage about the trees fallen across the Porter Corners Nature Trail.

Adopt-a-Roadside: (Theresa) Theresa has found volunteers to co-chair Daniels Rd from Locust Grove Rd to Clinton St.

New business:

(1) E C Question: Is the new ANSUL fluid at Brookhaven free of PFOA?

(2) EC will develop a Recommendation to ZBA concerning the stormwater from a commercial storage facility proposed on Grange Rd. Stormwater from the pavement will shed asphalt components and vehicle drippings into the natural water. Protected wet land is very nearby. A draft of the recommendation will be distributed to EC members early in the week of 22 July. Feedback from members will be incorporated and a final recommendation to be sent to ZBA and PB by 27 July.

(3) EC Discussion of Stewarts Site Plan Review: Casey reported that the site of the proposed building is not wetland but the stormwater resulting from the roof and the pavement will flow into wet land that is already at or exceeding capacity, and then to the culvert under Locust Grove Rd. that overflows periodically. ACOE, or DEC would analyze the effect of the added stormwater if the Town requested it or if Stewarts requested. A better alternative for stormwater might be under Rte 9N to the leach field that was historically employed by Stewarts before hooking to the County Sewer System.

(4) EC history of recommendations: 18 recommendations between 2007 and 2018 have been made to PB, ZBA, TB, or Town Supervisor. EC recommendations have addressed: Ground water protection (9 times), Well water protection (5 times), Noise pollution (4), Light pollution (4) Stream protection (3), Wildlife protection (3) Local water quality standards (2), and Air quality (2). Each addresses one or two aspects of the environment but each aspect ultimately effects the whole environment.

(5) Dan brought reports about: (a) a species of Asian tick that is newly appearing in the northeast, and (b) the vast quantities of road salt (tons per mile) being applied to Adirondack roads in the winter months. That salt works its way into the streams, the wells, and the ground water on which all creatures, including people, depend. Salting roads in the Adirondacks is a new practice since the 1980's and experts haven't fully analyzed the outcomes yet. But sodium in the water is showing up in unprecedented amounts in the Adirondacks.

(6) We continue discussing ways to involve more people on issues like minimizing road salt, community composting, controlling invasive species, and minimizing open development. Community visitors to EC meetings express many of these environmental concerns.

(4) Update of the town's Comprehensive Plan will include a proposal from EC for a hydrogeologic study of the town's water resources. A consultant could help the Town coordinate its 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.*

Next Meeting: 16 August 2018

Meeting Adjourned at 9:05 PM

Anticipated meeting dates: (20 September, 18 October 2018)