

Town of Greenfield Environmental Commission
Meeting 20 July 2017 at Greenfield Town Hall was called to order at 7:00 PM.

Minutes approved 17 Aug

Attending: Ken Blom, co-chair; Linda Beauregard, Charlie Dake, co-chair, Casey Holtzworth, resident; Rosemary Jensen

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

Contact Reports:

Town Board: July 13 (Charlie)

- (1) Code Revision Committee is focusing on Open Development.
- (2) Open Development question from Dave Evans
- (3) Fall Town-wide Clean-up will be Sept 15-17 after the Town-Wide Garage Sale.
- (4) Schedule meeting of the boards

ZBA June 6

- (1) Plank Rd (Evans) Area Variance Application to sell a building lot of 5.85 Ac and no road frontage where 8 Ac and 250 ft. of frontage are required. The deed includes no right-of-way but there's a logging road across a neighbor's property. The application is tabled while Town Counsel investigates.
- (2) N.Greenfield Rd (Cornell) Area Variance Application to install a mobile home on a pre-existing non-complying lot with a garage and no current house. Photos are requested and a Public Hearing is set for July 5.
- (3) County Rte 19 (Garden Homes/Park Place) Application for Signage. Public hearing brought no comments. Photos of the site are requested and questions are asked about shrubs, sign size, and distance to the highway. The application is postponed and a public hearing is re-scheduled for July 5.

July 5

- (1) Case 985 (Vanderzee) Area Variance application to make a keyhole lot. Forty feet will be taken from another lot if front of it, belonging to the same owner. The goal is a solar farm on land containing wetlands. A private drive would pass through National Grid property. ZBA postpones the application pending a completed application with complete ownership information.
- (2) Case 986 (Shemroske) Area Variance application to rebuild a shed and pavilion on 0.9953 Ac along the North Creek Railroad. Farm animals were discussed. ZBA postpones action pending applicant conferring with Code Enforcement Officer about any compliance issues.
- (3) Cohen Rd (Conlon) Area Variance Application to remove a carport and install a mudroom with 6 ft. too little clearance to boundary. Photos of carport and driveway are requested and Public Hearing is set for August 1.

- (4) Plank Rd (Evans) Area Variance application to dismiss the 250 foot frontage requirement for a driveway to a landlocked parcel. ZBA tables the application pending action of Town Board on Open Development.
- (5) North Greenfield Rd (Cornell) Area Variance application to install a mobile home. Public Hearing brings discussion of: MDR1 or MDR2 zoning, consequence to neighbor's property value, privacy fencing, safety of neighbor's well, aerial photos, buffer with trees. The lot is pre-existing and non-compliant. ZBA grants the variance providing evergreen buffer is planted on the west side for neighbor's privacy.
- (6) North Creek Road (Garden Homes/Della Community), (Garden Homes/Park Place) Area Variance applications for new signs. Public hearings brought no comments. Discussion of maximum area of signs (15 sq ft) and maximum height (6 ft). ZBA grants the variances.

Planning Board May 9

- (1) S. Greenfield Rd (Merchant) Special Use Permit for a small contractors yard. PB asked about minimum setbacks front (100ft) and side (75ft), buffer trees or fence, and existence of buildings. Current DEC delineation of wetland is requested. A site walk is planned by PB. A professional survey is requested to determine sight clearance at the driveway.
- (2) Middle Grove Rd (PLP Properties) Minor Subdivision Application to create a building lot. The owner plans to keep the neighboring lot for himself. Questions were asked about speed limit (55 mph), perc tests, distance to wetlands, placement of existing power lines, buffer between lots, and any current farming nearby. Postponed pending more information.
- (3) North Milton Rd (Robinson) Minor Subdivision Application. Questions were asked about an existing house, driveway, perc tests, plans to cut existing trees (no plans to), and sewer and storm water management. A Pubic Hearing is set for May 30.
- (4) Brigham Rd (Piper) Minor Subdivision Application has secured a variance from ZBA to install a driveway with insufficient frontage. PB requests a survey with sight distances for the driveway. The PB can consider the application on July 13.

June 13 (from agenda)

- (1) Case 598 (Asay W. & M.) Site Plan Review
- (2) _____ (Saratoga Construction) Site Plan Review
- (3) Denton Rd. (Prestwick Chase) Subdivision Application to begin

Correspondence:

- (1) Received copy of Adirondack Council News (Summer 2017) Included were articles about proposed legislation to encourage cluster development within Adir. Park leaving major areas unsettled for wildlife. Also DEC report that ATV's are a major cause of damage in wild areas. Adirondack Council is urging Rep. Stephanik (Willsboro) to resist environmental rollbacks by federal bodies, like acid rain reducing regulations.
- (2) Received copy of Adirondack Explorer (July/August 2017)

Town Parks: (Theresa) No report

Adopt-a-Roadside: (Theresa)

Theresa talked with Ken about finding a resident of Daniels Rd to coordinate clean-ups on the section nearest Rte 9N. Rosemary will contact a web-based group of residents in the area. Casey will contact a resident he knows in the area.

New business:

- (1) Casey Holtzworth is a candidate for the vacant position on EC. We have his letter of interest and Casey attended our meeting. Members will deliberate in the next few days before making a recommendation.
- (2) Continued 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.* Casey described his recent experience with a hydrogeologic study at Moreau Lake, where the water level has recently fallen.
- (3) Rosemary raised a question about Stewarts' water study that prompted them to seek County Water for their factory. Perhaps Prestwick would find the same limitations if it performed a water study. We will consider making such a recommendation in response to the latest Prestwick PUD. Their plans would substantially increase the drain on Greenfield's aquifers, since the waste water would be drained into the City of Saratoga sewer system and not be returned to the aquifer. We will consider recommending that County Sewer service should be balanced with County Water Supply, as we did for the recently proposal at the Polo Grounds.
- (3) EC sent a recommendation to PB on 28 June regarding the potential for blasting in construction zones to change water wells of neighbors.

Next Meeting: 17 August 2017

Meeting Adjourned at 8:00 PM