

Town of Greenfield Environmental Commission **Minutes approved July 20**
Meeting 15 June 2017 at Greenfield Town Hall was called to order at 7:03 PM.

Attending: Ken Blom, co-chair; Kathy Bozony, Linda Beauregard

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

Contact Reports:

Town Board: June 8 (from agenda)

- (1) Unsafe buildings: L. Desolation Rd, Ballou Rd.
- (2) Discussion about Brookhaven Park and Golf Course
- (3) Code Revision Committee
- (4) Junk Yard renewal 7337 Middle Grove Rd.
- (5) Open development at Lake Desolation
- (6) Bounce House regulations discussion

ZBA May 2

- (1) County Rte. 19 (Garden Homes/Park Place) Area Variance Application to install a larger sign at the entrance. Application is accepted and Public Hearing is set for June 2.
- (2) Bockes Rd (Gage) Area Variance Application to install a garage at the end of a driveway, 17 ft too close to the neighboring lot. Application is approved, ZBA seeing no adverse physical effects and the lot was pre-existing.
- (3) Lake Desolation Rd (Cochran) Area Variance Application to create two driveways on neighboring lots and do away with a shared driveway. ZBA approves the application, seeing no adverse physical effects and solving potential problems for future owners.
- (4) Brigham Rd (Piper) Area Variance Application to subdivide a 42.5 Ac lot and create a 6 Ac lot with its own drive on insufficient frontage. Photos of the frontage and location neighbors' driveways are displayed. ZBA approves the application, seeing no adverse physical or environmental effects.
- (5) Rte 9N (Royal Rhino) Are Variance to install two entrance signs at the south entrance of the community. The application is denied. PB can work with the owner to design lighting, internal signs, and directional signs but can't give permission for 2 road signs. One double-sided sign might be a solution to directing passing traffic without creating a distraction.

Planning Board Apr 11

- (1) Canty Rd (LaMothe) Request to establish a private burial plot on their 23-Ac lot. Discussion of SEQRA, easement language.
- (2) Locust Grove Rd (Collura) Minor Subdivision Application to create three 6-Ac. lots and one 50-Ac. lot on Locust Grove and Griffin Rd. The subdivision was approved.
- (3) Brigham Rd (Piper) Minor Subdivision Application to create a small keyhole lot on one side of a 44-Ac. Parcel. The road frontage is insufficient for a driveway so a variance may be needed.
- (4) Middle Grove Rd and Lester Park Rd (Witt Construction) Minor Subdivision

Application to create lots with a shared driveway, like he did 25 years ago at Autumn Lane off Meadowbrook Rd. DEC has provided a letter describing the wetlands. Lot sizes and driveway plans were discussed. PB does not favor shared drives. A public hearing was set for Apr 25.

(5) South Greenfield Rd (Merchant) Special Use Permit Application to establish a business on the lot. Surveys were discussed. Unofficial public hearing brought comments from neighbors about business conducted without a permit, including noise, pollution, and commercial traffic.

(6) Daketown Rd (Guarneri) Lot Line Adjustment to clear up questions to get a road bond. The owner is directed to the Code Enforcement Officer.

(7) Denton Rd (Prestwick Chase) Site Plan Revision to alter the current PUD from 2014. The nature of the project would change from a senior living to an all-ages project. It was suggested that the developers talk to neighbors about their proposal. A presentation is scheduled with the TB on April 13.

(8) Wilton Rd (Brittany Chase) Major Subdivision Application update: lot lines have been adjusted so 4 drives are now less than 500 ft. ACOE is studying the water quality and PB asked for a new SEQRA. A public hearing is set for Apr 25.

Apr 25

(1) Cantly Rd (LaMothe) PB grants approval, contingent on easement being filed with the County.

(2) Middle Grove Rd (Witt) a 4-lot subdivision. Additional information about septic and wells is provided. Public Hearing topics include: visual buffer from Hickock Rd, construction access to the new lots, remedial planting on Old Stone Ridge property, 100 ft limits to clearing and installing septic or buildings next to wet lands, sufficiency of 30-foot planned visual buffer, restriction from cutting trees on lot #4. The total acreage is 42.295 and planned clearing would be 1 Ac per lot. PB granted approval, contingent on: separate drive for lot #4 on Middle Grove Rd, County driveway approval on Middle Grove Rd., 50 ft of no-cut buffer, and shift emergency pull-off on lot #4 toward the South.

(3) Brookstone Drive (Brittany Chase) The overall plan now reduces 21 lots to 9 lots. Public hearing topics: natural setting of the area, changing water level in existing ponds, drilling and blasting planned into bedrock may change neighbor's wells, groundwater rises into neighbors' basements when snow melts, Indian artifacts on the site, ACOE's 100 ft buffer near wetlands, effect of blasting on water at nearby distillery, effect of new roads on neighbors' current view of pond, water drainage at rear of project. The PB discussed: mitigation of wetlands, test pits to locate drainage, PB to do walk-through on Apr 29 at 8:AM.

Note: EC discussion of new trails near Brittany Chase (Charlie)

Correspondence : Received a copy of Adirondack Explorer (2017 Annual)

Town Parks: (Theresa)

Report from Porter Corners trail clean-up: About 1 lb. of trash was collected, 1/3 of that to be recycled, from very clean trails. A number of encroaching branches were cut and dragged back. No plant labels were found missing or damaged.

Adopt-a-Roadside: (Theresa) A note of thanks will be sent from EC to Town Supervisor for publishing the Adopt-a-Roadside participants in the PennySaver (Jun 8).

New business:

- (1) Our vacant EC position has been advertised in the PennySaver (Jun 8, Jun 15).
- (2) Kathy brought copies of waste water inventory being used in Town of Queensbury to collect data on septic systems. A measure of sludge in each septic tank at pump-out takes just a minute and will contribute to a valuable data base.
- (3) 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.
- (3) EC will develop a recommendation to PB regarding the potential for blasting in construction zones to change water wells of neighbors. Two current plans have prompted neighbors to contact EC. Our searches have yielded descriptions of hazards to wells and shown model plans for granting blasting permits that increase safety. A draft will be distributed to EC members for feedback during late June.

Next Meeting: 20 July 2017

Meeting Adjourned at 8:20 PM