

Meeting 21 August 2008 at Greenfield Town Hall was called to order at 7:00 PM.

Attending: Jan Hill, Co-Chair, LaVern Utter, Nancy Kmen, Sally Leiberman, Richard Gardiner, Pam Young, Acting Secretary.

Minutes from the July meeting were corrected and approved.

Contact Reports

Town Board (LaVern reported) Ken Blom was appointed to the Town Zoning Advisory committee, which will discuss zoning issues, such as requests for private wind energy facilities. Ken Hill was appointed Town Health Officer. September 27-October 5 is Town cleanup week – no construction and demolition material or hazardous waste will be accepted. Project of William Bokus discussed by TB. Bokus would like to build on the corner of 9N and Daniels Road. Not enough land to meet setbacks and would need a holding tank for septic system. An engineered design is needed. There has been no bid on the Town Garage project. NYSDOH is reviewing the UV system for drinking water at the Porter Corners Park. The Town may need to comply with the new Safe Serve Law in order to have a snack bar at the park.

ZBA (Jan reported from ZBA minutes)

- Vaccarielli – area variance for 4 lots on Triple J Way. Postponed – no environmental issues.
- Two applications for variance from regulations on outdoor wood-burning furnaces. 5 acres required. Hurd on Sand Hill Rd. wants wood boiler on 3.5 acres. Crowe on Old Stone Ridge wants wood boiler on 1.5 acres. Issue was tabled in order to get more information.
- Pfeil – Braim and Daniels Rd. – Conceptual plan - house proposed to be in wetlands on 8-acre lot. Discussion by ZBA as to where driveway will go.

PB (Nancy and Pam reported) 7/29/08 meeting - Mulholland – 9N – application for Special Use Permit for Sawmill and Contractor Storage Yard. Granted with restriction on work hours.

- Chwaz – Corner of 9N and Spier Falls Rd. – Renewal of Special Use Permit to construct ice cream stand.
- Tonya Yasenchak reported at PB meeting that she had attended a conference where a lawyer presented information saying that if 3 or more board members attended site visit, then the visit would be considered an open meeting.

8/12/08 meeting – AT&T Wireless – adding antennae to cell tower on South Greenfield Rd. No environmental issues. Approved.

- Makkay – major subdivision, conceptual design – Goose Hollow Rd. – proposing 23-lot cluster subdivision on 154 acres. 3-acre zoning. Smallest lot will be 1.5 acres with 91 acres set aside in a conservation easement. Easement property will be attached to the property on which the owners have built, and which will remain in their ownership. This arrangement has been accepted by the Town in the past. Wetlands have been flagged by LA Group – they are applying to DEC and ACOE for jurisdictional determination. Cluster layout done after eliminating wetlands, 100’ buffer around wetlands, and 15% slopes from total developable acreage. PB wants to see conventional subdivision layout. Sight distance is an issue – may need traffic study. Cul-de-sac with boulevard may not

- be acceptable to highway superintendent. Road cannot not be longer than 1500' – current design is 2200'. Need stormwater plan. Need to do test pits for septic and determine maximum well density.
- Chwaz – needs to go back to ZBA for setback approvals – no environmental issues.
 - Mike Thraikill noted that he observed a pipe that was discharging sewage into a ditch along North Greenfield Rd. He had reported it to G. McKenna, who had investigated, but did not observe the pipe. McKenna will follow up. Nancy will investigate.

Highway Dept. There has been a washout on Ormsbee Rd. Daketown Rd. and Porter Corners Rd. will be paved.

Zoning Administration No report.

Saratoga County Water Quality Committee No issues for Greenfield.

Correspondence Salt and Highway Deicing Newsletter received.

Town Parks No report.

Adopt-a-Roadside Signs have been erected for Saraspa Rod and Gun Club (Porter Corners Rd.) and Boy Scout Troop 18.

Wind Power Advisory Committee Jan attended a meeting. Technical information from Ken Blom and T. Yasenchak was presented. Proposed a visit to a wind farm in NYS. Discussed code language for placement of wind towers. Need setbacks of 1 – 1.5 times height of tower from property line so cannot fall on neighboring property. Jan was asked to research residential wind towers – what do other towns allow? EC members will help with research. Proposed visit to test tower site on Lake Desolation Rd. on 9/13/08. Committee wants to make recommendations to TB by next fall – there may be a public hearing. Next committee meeting on 8/27/08.

Next Meeting September 18, 2008

Meeting Adjourned at 8:05 PM