

Town of Southeast
Conservation Commission
One Main Street
Brewster, NY 10509

MINUTES FROM THE MEETING
OF
January 24 ,2006

PRESENT: Steve Fasano (Chairman), Susan Anthony, Don Cuomo, George Hauser, (Wetlands Inspector) Michael Langley, Mary Ellen Tiernan, Peter Tringali and Angela Morelli (AA)

ABSENT: Angela Morelli, AA

ORDER: 7:30 p.m.

AGENDA:

Pledge of Allegiance

Organizational Meeting:

Chairman Fasano makes the following appointments:

Mr. George Hauser as Vice – Chairman.

Self appointed as liaison to Putnam County Environmental Management Council. He has been serving in that position for five years and if no one would like to do it, he will continue.

Michael Langley is appointed as Corresponding Secretary.

The 2006 agenda has been revised. All meetings will be held on the fourth Tuesday of the month except for the month of December which will have no meeting scheduled.

Chairman Fasano makes a motion to approve the above. All members approve.

Approval of November The approval of the minutes has been deferred to the February 28th meeting.

December Minutes: The minutes of December 2005 are unanimously approved.

Salmon Daly Brook – Lot # 49 – Mr. Joe Buschynski of Bibbo Associates is present. He gives a synopsis of the project's history since 1987. There is no wetland disturbance on the property and they have tried to keep the septic system as far from the wetland as possible.

Mr. Tringali asks if it is possible to align the house parallel to Milltown Road as opposed to a parallel alignment to the Salmon Hollow Rd.

Mr. Buschynski replies that the particular orientation was chosen to be consistent with the adjoining homes on that street.

At this time there are no further questions from the Board members. Due to a listing error on the Town Website showing the December meeting as cancelled, the public hearing for this project will be rescheduled to February 28, 2006.

High Meadow Farm - Mr. Nichols presents to the board a letter from the Town Engineer stating that they have addressed all of his comments and concerns with two conditions. First that he come before the Conservation Commission which has been doing, and the second was to increase the size of the culvert from 30" to 36". He also has a letter from the Town of Southeast Planners stating that his package was placed in the 45 day file of the Army Corps of Engineers meaning that they have no further interest in the project.

Mr. Nichols presents a report which demonstrates that the amount of runoff from this site for the two year, ten year, 25 year and 100 year storm will be less post-development than it is now.

Mr. Cuomo feels that leaching pits are not a conventional solution and he comments that this is the most egregious disturbance of a wetland that he has seen to date. He feels that this should be weighed heavily, and per Mr. Nichols comment Mr. Cuomo and Chairman Fasano would like to have substantiation from the Town Engineer on his approval of this technology.

Chairman Fasano also notes that he has received letters from neighbors stating that they have been denied the use of leaching pits so there is a question as to why it is being allowed at this site. Mr. Nichols replies that all of the necessary perc tests and deep holes have been done on the site. Chairman Fasano reiterates that he would like to have more substantiation on the effectiveness of this technology for that site. Mr. Cuomo would like to see the perc tests for every pit.

Mr. Tringali is concerned with the current runoff onto the existing roadway. He would like to know if it will be stabilized. Mr. Nichols states that they have no plan for using that existing road and it may be removed.

Chairman Fasano would like the concerns to be addressed in writing to the Board. He would also like to know how the driveway will be maintained, how much of the road will be pervious or impervious, and how much wetland disturbance will be caused at the crossing.

Mr. Cuomo would like the board to know that he questions the wetland delineation on the east side. It believes that at best it is 10 – 15 feet off. Mr. Nichols will

check on the date of the last delineation and will give the phone number of the specialist who did the work to Mr. Cuomo.

Chairman Fasano states that the neighbors have mentioned concerns over water backups during construction. He would like a construction report to address those concerns. A downsize to the project would create less impact and if it can be further downsized more than it has been already, the Board would like to see the plan. He wants proof that this is the best possible plan that they can come up with.

There is also a conflict regarding wildlife. The EAF mentions that there is no significant wildlife, but the Chairman has received calls stating that there is exceptional bird life that frequents the area. An environmental survey would be helpful as well.

Mr. Cuomo makes a motion to defer the determination until February. Mr. Langley seconds the motion. All are in favor.

Quinn Subdivision - Theresa Ryan is present this evening. The immediate discussion is regarding the driveway. As two conditions of the approval the Conservation Commission is asking the Town Board to require that the driveway sections noted would be pervious, and the planting plan would be installed.

Mr. Cuomo makes a motion to forward a positive determination to the Town Board subject to the above two conditions. Ms. Anthony seconds the motion. All are in favor.

Landau Subdivision – Theresa Ryan is present for this applicant as well. The mailings have been sent and the receipts submitted. No written comments have been received from the public on this project.

Ms. Ryan requests that the Public Hearing be waived. She states that the driveway was relocated from its original location of an existing barway in a wetland at the request of the board. It now avoids the wetland completely. The width of the driveway is 18 feet. Only the center 12 feet will be paved. The shoulder will be gravel.

They are still working to try and reduce the width of disturbance, possibly by using a water quality swale.

There is a new activity that needs to be noted on the application. Chairman Fasano states that new plans need to be submitted and a DEC permit is needed on the project now. He suggests postponing the public hearing due to the need for new information. Ms. Ryan agrees.

Chairman Fasano makes a motion, by mutual consent, to defer setting or waiving a public hearing on Landau until an amended application and updated maps are received. Ms. Tiernan seconds the motion. All are in favor.

J.P. International (sketch review) – Mr. Nichols is representing this project. This project has been downsized from 28 to 3 lots on 35 acres. The Chairman requests that the road crossing and the placement of the detention basins be looked at more closely. The two detention basins are in the wetland buffer with a small portion of one in the wetland. The roadway crosses the buffer with some of the fill extending into the wetland. The fluffing of the site is complete.

Chairman Fasano tells the applicant that he would like to see no wetland disturbance at all and a reduction in buffer disturbance. Mr. Cuomo makes a suggestion on the plan as to how this might be done. Mr. Nichols states that through the Planning Board process the plan has been optimally refined. Mr. Fasano would then like to have this demonstrated.

Mr. Fasano encourages all members to visit the site as soon as possible.

Jonke Property – This is a building lot and a wetland permit was already granted but the activity was not done. Mr. Jonke is before the board because there is a change in the plan. The original permit was for part of the expansion area of the SSTS to be located in the controlled area. Since then, there has been a zoning change, and instead of a 50 foot front yard setback, it is now 100 feet. This has caused a change to the placement of the elements on the plan.

Mr. Cuomo suggests a zoning variance is a better alternative than crossing the wetland.

Mr. Jonke contends that the neighbors will be against it so he has no alternative but to come before this board for a permit.

Again, all members are encouraged to look at the site as a result of this sketch review in preparation for comments at the time of formal application.

Mill Farm Lane - Mr. Henry Keil is present as owner of this farm subdivision at Mill Farm Lane and Shannen Road. For lot number four the Putnam County Board of Health is requesting either a letter stating that no permit is needed or a permit from this board for the development of this lot. The lot is 202 feet from the watercourse but there may be wetlands that reach onto the property. Mr. Keil needs to have a professional make this determination. If wetlands are present on the property the line will need to be flagged and lot development will have to take this into consideration.

Mr. Keil is instructed to have keep in touch with the board on his progress with the delineation and lot development.