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**From:** Brian Alberghini <[brianalberghini@crse.org](mailto:brianalberghini@crse.org)>  
**Date:** Wed Jan 26, 2005 6:35 am  
**Subject:** SE Conservation Commission Recap 1/25/05

From Lynne Eckardt, below is her recap of last night's Conservation Commission Meeting.

Hi All,

Below please find a brief recap of tonight's Conservation Commission Meeting. I'm tired, it's late and the opinions expressed are fortunately mine and mine alone.

There were only two items on the agenda- both rather problematic. The special guest appearance this evening was Mr. Manteo of Planning Board fame. I do believe that when applicants understand that different Board members are attending various meetings it might keep those teeny, tiny fibs to a minimum. Excellent.

### 1. High Meadow Farm- Welfare Road

Harry Nichols is the engineer on this. High Meadow is a 13 acre, three lot subdivision. There will be a common drive way (15' wide rather than 24' for a Town Road). Mr. Nichols stated the Army Corps of Engineers has been consulted on the approximately 4000 sq. ft of wetland disturbance but will probably not comment. This was relayed verbally to the applicant.

There will not be ponds or basins but rather leeching pits. Run-off will be collected and flow to the leeching pits. Calculations are based on a two year storm. The watercourse running through the property is unnamed and will be crossed.

Chairman Fasano asked where this was in front of the Planning Board and if SEQR should be started again. Mr. Nichols didn't think so. Also asked of the applicant:

- a. Copy of Storm water pollution plan.
- b. Leeching Pit approval
- c. Total Buffer disturbance
- d. Drainage report
- e. Alternative plan (can house be moved out of the buffer- ans. yes)
- f. Flagging must be redone. Two areas: Wetlands and wetland buffers.

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Chairman Fasano did not feel that with snow on the ground it's a good time to walk the property.

## **2. Bucaj Pool: Turk Hill Road**

Applicant did not show up.

## **3. Terravest Phase 3: Zimmer Road**

Buffer encroachment has been reduced from 8.9 acres to 5.95. Structures have been removed from the buffer and some roadways. The bulk remaining in the buffer are the basins. Plans will be redrawn if the Conservation Commission feels the changes made are worthwhile. They will be resubmitted at the February Meeting.

Don Cuomo brought in photos of drainage problems on T-2 and Stonecrest. Landscape Architect Terri Hahn explained that neither project was completed. And that to be finished with the construction phase all 'uphill' areas of the construction site had to be vegetated. And this was not the case at T-2 or Stonecrest. She added that 'The Highland's functions 'beautifully' and she'd be happy to show the Commission that area.

### **COMMENTS:**

#### **High Meadows:**

Still one of my all time favorites. Neither 'High' nor a 'Meadow' this name ranks right up there with 'Greenland'. Walking by the site a couple of weeks ago was a real education as there was barely a dry site to be seen.

Turned down by the ZBA for a 'Resource Protection Plan' variance this project should really be back at square one for an entirely new SEQR process. Still in front of the Planning Board the CC seemed uncomfortable with the 'new and improved' plans. Of course I was most appalled by the newly unveiled 'leeching pits'. These sounded like a small sad version of the Labrea tar pits or else a really convenient spot to dump a body. I mean, what **are** these?

And this ACoE thing of them not sending a letter to anyone made me really nervous. Gee, they've even written to me. Are we really going on the honor system here?

I'm hopeful the CC will not inspect the sight until after a long, long thaw. C'mon guys this project has changed plans more than most people change underwear. It's a dicey site. I say, back to the drawing board.

#### **Terravest:**

Why on earth it takes almost two years of prodding to get this project to move slightly out of the buffer zone I have no clue. Kudos to Chairman Fasano who seemed to play a big part in this. Hey, you really do have pull, and I, for one, am impressed.

Naturally I was less than thrilled to hear about a series of 8' walls- I thought the maximum height had been reduced even further but I must have been dreaming...

The highlight here was Mr. Cuomo's show and tell of recent photos taken which clearly show that the storm water pollution prevention plan is not working. Ms. Hahn was less than pleased and her explanation (although maybe it's true) seemed incredible. What's the deal on re-vegetating a site and more importantly where's the incentive to do so? Damned if I can figure this out. Hats off to Mr. Cuomo for going head to head with Mr. Lepler's finest. He did well. I'm looking forward to his follow-up with the DEP.

Oh, and I also think it may be pay back time for one Terravest neighbor who knows the project inside out and has given the applicant agita from time to time. Mysteriously an access road has been moved next to her property so that .06 acres will be out of the buffer. Sweet.

Well, never a dull moment in Southeast.

If you have comments or questions please contact Cathy Croft or Brian Alberghini(brianalberghini@crse.org)- yeah, they were there too.

With best regards,  
Lynne Eckardt

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