

aghini\_99 · aghini@rcn.com

## CRSE - Concerned Residents of Southeast

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**From:** "Lynne Eckardt" <[midfarm@bestweb.net](mailto:midfarm@bestweb.net)>  
**Date:** Fri Mar 26, 2004 5:44 pm  
**Subject:** Southeast Conservation Commission Recap

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Msg #

Hello All,

Below please find a recap of last Tuesday evening's Conservation Commission meeting. Official minutes will be available from the Conservation Commission.

The comments that follow are my own observations.

#### PUBLIC HEARING: TERRAVEST PHASE 2 (CORPORATE PARK):

The applicant's engineer gave a brief presentation. There are 2.61 acres of wetland buffer disturbance on 46 acres. Both the DEP and DEC have granted approvals. Don Cuomo asked questions about Brewster's concerns re the storm water that will flow through Tonetta Brook and under the village. According to the applicant there will be no appreciable storm water flow by the time the water reaches the village. Questions were raised about drainage maintenance. The 4 individual buildings will pay for their own. There will be a maintenance agreement.

When asked about previous site disturbance it appears that the site had been used to dump stumps etc. from the clearing of the Home Depot site. The town was also allowed to dispose of brush and organic debris.

Several good questions were asked and comments made.

The Board then voted to allow a 10 day comment period (until Friday April 2nd). 7-0  
The Board then voted 5-2 (Don Cuomo and Mary Ellen Tiernan were the dissenting votes) send this back to the Planning Board with approvals.

#### PALAZZETTI WAREHOUSE: Fields Lane:

There is 1 acre of wetland buffer disturbance (the site is 90,000+ square feet) When asked if there was a 'no impact to the wetland buffer' plan the engineer, Harry Nichols said there wasn't as it would, 'Render the site undevelopable.'  
When asked if there was a plan to keep structures out of the buffer area Mr Nichols replied that it wouldn't be economically viable.  
The Board voted 7-0 to accept the application as complete.

NORTHWATER GROUP: Fields Lane: This wholesale landscaper (wetlands restoration specialist) plans to have building coverage of 45,000 sq. ft. on 13 acres. Portions of the structure will be in the wetland buffer zone. No 'no impact' plan to keep structures outside the buffer has been considered. The

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applicant considered it 'not viable.' No DEC or DEP approvals yet. Two Board members had not received plans from the applicant.

The Surace property and Ross Allen property were discussed for minor wetland issues.

Don Cuomo again asked the Commission to consider the Alberghini Property on Welfare Road. There are 5 small ponds in the area that have been almost filled in with sediment caused by a new home being built on steep slopes. Erosion and run-off have choked all 5 ponds. The wetlands inspector, George Hauser, said he couldn't really see anything when he was at the site.

The Commission feels that it is in the Building inspector's purview and they didn't want to overstep their bounds. Chairman Fasano felt that he could possibly send a letter. Tom Fenton, the town engineer, was aware of all the problems surrounding this case but felt that it was a civil matter not a town matter.

COMMENTS:

TERRAVEST: It was interesting that the CC allowed a 10 day comment period on Terravest but was sending along a positive recommendation to the Planning Board. I suppose you can send letters but it doesn't appear that they'll matter much. One quick note: To date Drainage Districts and maintenance agreements haven't had a great success rate in Southeast .

CRSE would like to thank Mr. Cuomo and Ms. Tiernan for voting against wetland permit approval. It was the right thing to do but it can be difficult to vote against the status quo.

PALAZETTI: There will be 1 acre of wetland buffer disturbance on a 2.25 acre site. If the land remains undisturbed it won't be 'economically viable' for the developer. Are we in the business of ensuring developer profits or protecting Southeast's resources?

NORTHWATER GROUP: Again 'No impact' plan 'not viable'. See above.

ALBERGHINI: Will someone at the town level please help the Alberghinis and their neighbors? I have been out there and walked the property and I've seen the ponds. It's a mess. If steep slopes had been protected and if erosion controls had been enforced the ponds wouldn't look like they now.

As always please feel free to e-mail me with any questions or comments that you may have.

With best regards,  
Lynne

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