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From: "Lynne Eckardt" <midfarm@bestweb.net>
Date: Wed Jun 23, 2004 8:32 am
Subject: Southeast Conservation Commission Recap

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Hello All,

Below please find a recap of last night's Southeast Conservation Commission meeting.

Obviously these are not official minutes (official minutes will be available in two weeks) and, as always, the comments that follow are my own observations. I am limiting the recap to items that might be of interest to CRSE members. Mercifully the meeting was short. I got some sleep so my comments are fairly benign.

Highlights/Lowlights: Don Cuomo insightful questions directed to the hydrologist from 'The Campus at Fields Corners'. Lowlights: As usual, It didn't make any difference.

Mr. Cuomo also asked that the CC take as active role as possible in the large Gateway/ Summit project that is proposed on Southeast's border. CRSE had sent a letter to the Town Board asking that the Southeast monitor this project closely.

NB The CC recording secretary was out sick. Consequently Chairman Fasano took minutes. See comments.

PUBLIC HEARING:

1. PALAZETTI WAREHOUSE: Field's Lane.

The CC voted (6-0) allowing Palazetti Warehouse to proceed as planned.

Harry Nichols, project engineer, gave a brief overview of this project. There is still a pump-up septic and one acre of disturbance in the wetland buffer. The total lot size is approximately 90,000 square feet. Mr. Nichols explained that DEC approvals were in and DEP and PCBOH approvals were pending.

Questions were asked regarding buffer disturbance to almost half the site. This is

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'unavoidable' due to where the parking 'must go' and economic viability.

2. NORTHWATER, Fields Lane: The 'Green and Whites' (certified letters) were accepted. The Public Hearing will be in July.

4. THE CAMPUS AT FIELDS CORNER, Pugsley and Barrett Roads.
The CC voted 5-1 allowing 'The Campus' to proceed as planned. Mr. Cuomo was the dissenting vote.

This project was unchanged from the Public Hearing last month.

Don Cuomo asked numerous technical questions regarding project wells and their effect on wetland drawdown. The Campus Hydrologist blamed data discrepancies on 'Snow Melt'.

6. 140 JOES HILL ROAD:
The CC voted 6-0 to accept the application as complete.

Site walks will be arranged

7. STAGING AREA FOR VILLAGE SEWER PROJECT:
A representative from Lawson Construction was in front of the CC to ask about the use of the John Petrillo property on North Main Street. There is a manmade pond on site and wetlands.

Lawson construction said that they would be storing 'gravel, pipes, crushed stone, water mains and vehicles on site'. The CC asked that storage be limited to areas outside the buffer area and it was suggested that a distance of 200 feet be used so there would be no impact. There will be no storage of oils, chemicals or lubricants.

When asked if the land was stable the Lawson rep stated that it was as, 'slabs from Route 684' and all sorts of other concrete building materials had been brought in so that it was, indeed, stable.

.
This project is expected to take 2-3 years.

8. BAROODY: Farm to Market Road

The DEP has withdrawn its letter of approval on this 2 lot subdivision.

All other items on the agenda were deferred until July.

GATEWAY SUMMIT:

Mr. Cuomo brought up Gateway Summit (Route 6, Carmel) and the impact that it will have on the Middlebranch Reservoir. The Board seemed in agreement that they would monitor this large project as closely as they were allowed. It was mentioned that when Centennial Golf Course was proposed they had some jurisdiction over a small spring-fed pond.

COMMENTS:

THE MYSTERY OF THE MISSING AGENDA:

Apparently this week's best kept secret was the CC's agenda. No one had an agenda- and I mean, no one. Members of the Commission didn't even have one. I understand that the recording secretary was out sick BUT, honestly, this was absurd. Once again I get to go into my litany of how imperative it is that the town get its Website up and running. It is incredibly unprofessional to have CC members, applicants and audience members ask for a non-existent agenda. Note to the Town Board: it's now been well over 6 months since the promise of a 'new and improved' website. The excuses are really wearing thin. Hey, you can even add agendas to the old website. We really don't need a 'new look'- just an efficient website.

MINUTES:

I understand that the recording secretary was sick. But in future it would be nice if someone else on the CC volunteered to take notes. Chairman Fasano is knowledgeable and needed in these meetings to both preside and for his opinion. Taking minutes is a distraction that he doesn't need. PS Was the tape recorder working?

PALAZETTI WAREHOUSE:

Same old, same old. I don't really understand why this project is 'OK'. Mr. Nichol's dragged out the tired old excuse of a 'formerly larger project being approved'. Yeah, well that was then, when the regs were different. And this is now when the new regs are stringent but apparently not followed.

Since rumor has it that a company just a stone's throw from Palazetti has been fined recently for pollutants found in Holly Stream we might want to be more careful about what we approve in this corridor.

THE CAMPUS:

Hats off to Mr. Cuomo who asked all the tough questions both at this meeting and last. It still isn't clear to me why the applicant couldn't have made some effort to get out of the wetland buffers. Unfortunately, Mr. Cuomo, a Hydrologist by trade, and presumably the most knowledgeable member of the commission, was the lone dissenting vote. Go figure...

STAGING AREA: North Main Street

Just two brief questions and a comment.

Is this the same land that Mr. Petrillo was proposing to give the town for (gulp) Ball Fields?

'Slabs from Route 684' etc. dumped here?

Horrors!

GATEWAY SUMMIT:

I know that I speak for CRSE in thanking the CC for taking an active interest in this large project. Chairman Fasano was also complimentary about the newly formed Putnam Smart Growth Alliance as he believes large development in PutnamCounty is regional and that 'Smart Growth' is a viable alternative in dealing with this development.

As always feel free to e-mail me with any questions that you might have.

With Best Regards,
Lynne

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