

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

MINUTES FROM THE MEETING
OF
October 26, 2004

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

ABSENT: None

ORDER: 7:35 p.m.

AGENDA:

Pledge of Allegiance

Approval of September 28, 2004 Minutes: So that all members have an equal opportunity to review the minutes, Mr. Hauser makes a motion to table the approval until next month. Ms. Anthony seconds the motion. All are in favor.

Sarkas: This project is on the agenda for making and forwarding a determination to the Town Board. There are no questions or points to discuss from the members of the board at this time. Mr. Fasano reads the minutes from August that are relevant to the Sarkas property to ensure that all members are up to date.

Mr. Cuomo makes a motion to forward a positive determination to the Town Board. Ms. Anthony seconds the motion. All are in favor. The motion carries.

Mr. Fasano explains to Mr. Sarkas that this Board's determination will be forwarded to the Town Board and the Town Board will contact him with the date of their review of the application.

Northwater: There is no one present to represent this application. The discussion is deferred.

Vita Subdivision: Mr. Paul Lynch of Putnam Engineering is present to represent this project. Mr. Fasano refreshes the application by reading the July minutes. Mr. Lynch informs the Board that the site has been flagged, and asks if the members could contact him for a site walk before the next meeting. Mr. Lynch then gives a brief on the site. The site will be divided into three lots. The first lot is about 5 acres, the second lot is about 3 acres, and the third lot is about 1.7 acres. Based on soils, the septic for one site falls within the 133 foot buffer and the well falls into the watercourse buffer area.

The soil and erosion control plans are not yet completed, so the members will do a site walk, and then wait for the remainder of the materials to be submitted before noticing the application complete.

Mr. Cuomo asks if an alternate site for the well has been explored. Mr. Lynch explains that an alternate site was looked at, but so as not to limit the neighbor's rights on her property, they moved the well per her request.

Terravest Phase 3: Ms. Terri Hahn is present to represent the applicant, Covington Management. A full environmental impact statement is at the Town Hall for all Board members to review. A date for the Public Hearing will be set this evening.

Ms. Hahn notes that many of the Board members have done the site walk, and issues that arose during the site walk have been addressed in writing and submitted for the file. She will also reply to the comments from the public, although most were just a general request for a Public Hearing.

Mr. Fasano asks the board members if they have any questions for Ms. Hahn. There are no questions from the members of the board.

Ms. Anthony makes a motion to set the Public Hearing for November 30, 2004.

Mr. Hauser seconds the motion. All are in favor.

Mr. Vigliotti - Is not on the agenda tonight, but he is present so Mr. Fasano addresses him and explains that that the materials requested of him and Mr. Nichols at the last meeting have not yet been received by this Board. Mr. Nichols had been contacted earlier in the week and stated that he would get the materials to the Board as soon as it is complete and thought it would be in time for the November meeting.

Bucaj Property: There will be a preliminary review of this project tonight. Mr. Stefan Karlson is present along with Mr. & Mrs. Bucaj. This is a ten acre site. There is a home on the property along the Turk Hill frontage. Except for about ¾ of an acre, the remainder is wooded. There are wetlands on the property which puts this project within the buffer.

The 20x40 pool will be in ground with a spa, and decking to support the pool.

The proposed decking is a dry laid flagstone patio set in a base of stone dust. No concrete will be used on the patio.

There will be indigenous plantings around the pool for visual interest and to act as mitigation for the activity that is coming close to the wetland area. A fence will be installed per pool code, and to limit further disturbance of the wetlands.

No large trees will be removed – nothing more than 3-5 inches. There will be no fill, and no wetlands will be disturbed during construction. Excess fill will be taken off the site.

Mr. Cuomo asks when the home was built.

Mr. Karlson replies that it was stated a little more than two years ago and was finished last November.

Mr. Cuomo notes that this was constructed before the new wetlands regulations. He asks if Mr. Karlson has the soils report.

Mr. Karlson does not have the soils report with him, but he does have one that was done at the time the home was built.

Mr. Cuomo notes that the Board will need to see the soils report.

Mr. Karlson also notes that the erosion control is noted on the plan as well on the construction detail.

Mr. Langley asks about the 1,000 gallon dry well.

Mr. Karlson states that it is per code for overflow in the event of excessive rain.

Mr. Fasano reiterates that this application falls under the new wetland law, Local Law Number Nine. He asks Mr. Karlson to have the area re-flagged to reflect the new wetland limits.

Mr. Cuomo points out that the entire project is in the buffer, right up to the wetland line, but he would still like to see the soils report.

Mr. Karlson asks that Board Members contact him to set up the site walk.

Wetlands Inspector's Report: There is no report this evening.

The Board members discuss the amendments to the Zoning Law. There are no direct impacts in the Zoning Amendments to the wetlands regulations.

Mr. Fasano proposes a future discussion of limiting, by policy, certain activities in the buffer area. The Board members point out some of the ramifications of such policy, and Mr. Fasano points out it is only an idea for future discussion that will have to be looked at intently and discussed.

Mr. Tringali makes a motion to adjourn. Ms. Anthony seconds the motion. All are in favor.