

TOW Conservation Commission

Meeting Notes

Meeting of 05/09/05

Begin

7:40 pm

Attending

- Salvatore LaBruna
- Claude Braithwaite
- Patricia Owen
- Jon Paul Heurich – Not attending
- Kevin Sumner
- Mike Leary
- Kate Fox – Not attending

Review of Previous Meeting Notes

- Minutes were handed out and read individually. Nominated for approval by Kevin. Seconded by Claude.

Official Business

Wallkill Manor Apartments

- Marv Hirschberg and Alfred Fusco (Fusco Engineering)
- History of project as related by Al Fusco
 - Worked on for 3 years.
 - Has worked with the planning board, DEC, Orange County Health Dept., fire departments, etc.
 - Preliminary approval from planning board last fall.
 - SEQR completed, negative declaration.
 - Approval from Army Corp August 18th.
 - Originally planned to disturb more than ½ acre of wetlands.
 - Now disturbing less than ½ acre.
 - Mitigating over ½ acre.
 - They have an active DEC permit.
 - The erosion control plan is complete.
 - The storm water management plan is complete.
 - Approval from Ed Smith for sewer.
 - Approval from Dick McGoey.
 - Approval from highway superintendent.
- Only open item, roadway issue
 - 2nd street is a never completed town road.

- They have offered to widen it from 25 ft to 50 ft.
- They have divided the property into smaller lots to accommodate the road.
- They will upgrade, pave, install sewers, install storm drains, etc., to highway department standards.
- Mr. Lippert (Commissioner of public works) would prefer that Wallkill Manor own the road since they are the only ones who would benefit from the improvements.
- Agreed to by Wallkill Manor. How to accomplish the ownership transfer?
- Mr. Lippert suggests that the town abandon it and Wallkill Manor purchase it to become part of project.
- Town Board formally abandoned the road, declared it surplus property.
- However, this was tabled and the project was referred to Conservation Commission for recommendation.
- Other options
 - They offered to use 3rd street instead of second.
 - Planning board objected because of the width, only 40 ft instead of 50 ft.
 - Fire Dept. did not want 3rd because the sharp turn would make truck access difficult.
- Traffic analysis has been completed
 - The planning board hired a traffic analyst.
 - The analysis was performed in conjunction with 3 other developments.
 - Some intersections need upgrading.
 - The town wanted a traffic light installed plus contributions.
- Road issue is the only thing holding up the project
 - 2 choices
 - Town abandons road, Wallkill Manor takes over as previously discussed.
 - Wallkill Manor upgrades the road, the town maintains after that.
- There is no bridge on the town road
 - There is a small retaining wall that elevates roadway through wetlands.
 - If they did not use the retaining wall then they would need to use tapered shoulders which would disturb more wetlands.
 - There are culverts underneath the elevated section so that wetlands wildlife can pass back and forth.
 - They have conducted 3 studies to minimize the wetlands disturbance and make the fire dept. happy.
- Mr. Fusco and Mr. Hirschberg leave the meeting
- Plan for proceeding
 - Reviewed the maps and plans.
 - Walk the site ourselves.
 - Review among ourselves.
 - Ask them back if we have more questions.
 - Make recommendations to board.
 - Probably not going to happen by the Planning Board meeting on 5/18.
 - Target schedule
 - Meet at site on our next scheduled meeting date, 5/23.

- Goal is to have final recommendation to the board to review at meeting of 6/13.

Wetlands Law

- Kevin's review of the Town of SouthEast's wetlands law
 - Changes to law recently
 - Variable buffer size based on soil type, erosion probability, etc.
 - This appears to be a good way of defining the buffer.
 - However the variable size is difficult to map.
 - OK for new developments because new mapping is required, but not for modifications to existing developments or private property.

Golden Triangle

- Storm water management question. Why does TDS and TSS go down when going from woodlands to development?
 - Comes directly from NYS generated tables.
 - Mike checked table usage and calculations. Everything appears to be done correctly.

Master Plan

- Public review meeting on Thursday.
- Claude intends to go and ask several questions
 - Population numbers. Why using 2000 Census when town has obviously changed much.
- Why so short of time to evaluate so large and complicated a document?

Next Meeting

- At Wallkill Manor site (weather permitting).
- Meet at 7:00 instead of 7:30 to allow for enough light.
- Sal will send e-mail to confirm.

Adjourned

Motion to adjourn by Pat. Seconded by Sal. 9:20.

Copies:

- Mike – 7 copies of 3 page meeting notes and 6 page copies of Porous Pavement research.
- Sal – 7 copies of 9 page agenda and 25 page Wallkill Manor Apartments documents.