

TOW Conservation Commission

Meeting Notes

Meeting of 05/23/05

Begin

7:40 pm

Attending

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

Review of Previous Meeting Notes

- Minutes were handed out and read individually. Nominated for approval by Kate. Seconded by Sal.

Official Business

Wallkill Manor Apartments

- Visited site to compare actual area to plans.
- Mitigation plan doesn't make sense.
 - The type of soil being used for mitigation isn't at all the same as the wetland that will be eliminated.
 - The mitigation area isn't wet.
 - The mitigation area is at the base of another development site. Will the runoff from the other development damage the mitigation area?
 - We will propose a "common sense" recommendation that the wetland mitigation doesn't really make sense to compensate for the wetland that will be eliminated.
- The neighboring site has already mostly destroyed the stream on the Wallkill Manor site. There is no buffer for the stream on either site.
- The road surfaces will drain into the wetlands without any treatment.
- The traffic study is of questionable validity. It was done in conjunction with the Golden Triangle which the town board is looking into because of the seasons of the year that it was performed (not peak traffic seasons). There should also be more done to study the cumulative impact of traffic from the several developments that will be in the area.

- There is little to no study of the impact of the site on the police and fire departments.
- The bus stop for school children is at end of the access road. This generates concerns about safety of school children who must walk to the bus stop.
- Kevin questions whether they meet the minimum state requirements for storm water management.
 - Single practice for the entire site.
- In general, the project simply doesn't fit the site. This project provides further evidence of the need for a comprehensive wetlands law.

Master Plan

- There are no copies available for distribution to either us or the general public. It takes a long time to download and print the plan from the website.
- Sal will make an official request to get a copy for all of us.
- Kate –
 - Moving in a more environmentally conscious mode.
 - But, the key is in the implementation.
 - Should be a living document. Reviewed every year.
 - It needs supplemented by wetlands law, sidewalk laws, light district laws, etc.

Time Limits on Development Approvals

- Copy of Town of Fallsburg resolution to place limits upon the length of time a permit is in effect if there is no progress on the development of the site.
- We sent a copy to the town board.

We will discuss PDRs at the next meeting

- Availability of funding.
- Kevin - The Smiley's are interested. Their farm could make a good example project
- We work on create a schedule for acquiring funding, doing a first run, etc.

Tetz site

- They appeared to address all our previous comments and in some instances have even made changes to the plans to accommodate our requests.

Adjourned

Motion to adjourn by Kevin. Seconded by Claude. 9:20.

Copies:

- Mike – 7 copies of 3 page meeting notes.
- Sal – 7 copies of 1 page copy of letter to Mr. Ward concerning “renewal” of site plans that have “ceased work” for greater than 6 months.