

TOW Conservation Commission

Meeting Notes

Meeting of 11/13/06

Begin

7:35 pm

Attending

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

Review of Previous Meeting Notes

- Meeting notes from the previous meetings was reviewed. Nominated for approval by Sal. Seconded by Kevin.

Official Business

The Parkside at Walkill

- Represented by John Queenan of Lanc and Tulley
- Lot 44-1-42.2
- Zoned R-1
- 39 x 2 family and 10 x 3 family on 13.22 acres
- The plans include a completed tree survey
 - The plan was changed to relocate roads and buildings to preserve the larger grouping of trees
- Storm water issues
 - Can't put in swales in the residential area because of number of driveway cuts
 - The curbs will have cuts to allow water out into swales and eventually into the retention pond.
 - Roof runoff will tie into drainage system and go to the swales also.
 - A very high percentage of impervious runoff will be pretreated in a swale before proceeding to a pond.
- The commission praised the effort in designing the development to minimize the environmental damage.
- Sidewalk in the interior to connect all houses to the recreation area.
- We will send a memo to endorse the project.
- When completed, John will break out the storm water plan for us to use as a model for others.

Walkkill Manor

- On the planning board schedule for this week.
- Applicant reports that they have moved parking lots and 1 building to accommodate our recommendations to expand the buffer on the wetland.
- The commission verified that this was accomplished on the planning maps.
- The changes did improve the buffer area around the small stream centered wetland, but the wetland still has little buffer on the opposite side from where the building was moved.
- They have also reduced the number of planned parking spaces to 202 from 271 (however the plan still says the minimum is 165).

Lands of Berman

- Section 5, Block 1, Lot 68
- Patricia Owens (commission member) has concerns about the proposed development
 - Pat doesn't believe the soil will support the septic systems. She has an old "poor soils" map to "prove" this.
 - Pat believes that she has a legal right of way for her property (which will be landlocked by the development).
 - Pat claims that there is a stream from the old landfill on Banke Road that runs polluted water through the property.
 - The commission position on Pat's concerns is that, while we understand and sympathize with her on these issues, all of the issues she has presented are not within the jurisdiction of the commission and it would be more appropriate to present them to the planning board, town board and/or other appropriate agencies.
- Sal reports that the town planner:
 - Believes this is a well conceived project that meets the requirements of a conservation easement.
 - Has recommended some strategic tree plantings.
 - Will help them write the conservation easement on the preserved area.
- Sal (representing the commission) has discussed this project with the planning board and given a general good recommendation for it.
- The only issue that the commission would like investigated is where soil based zoning is required in the cluster area, and if so, does the plan meet those requirements.

Walkability Study

- Sal has asked for, and received, reports of pedestrian – auto accidents in the town over the last several years.
- We would like to compare the accident rates in areas with and without sidewalks and also to general statistics on areas with sidewalks (if available).
 - Mike will check the internet for general statistical information.
- Can we create a map to make the information more visually obvious?
 - Kevin will check if we can get it entered into GIS.
 - But, the locations on the accident reports only have street addresses and references to businesses / intersections whereas 911 addresses would be easier to enter into GIS.

PDR update

- Sandy Galus (sp?) is speaking to Michele again about being involved in the process.

- She had stated at the commission meeting of 10/16 that she would be creating a map and would allow Michele to develop the proposal via the same process as was utilized for the Smiley property.
- Now she wants copies of Smiley's proposal to use as a template to create one of her own.
- Sal will call and tell her that Michele will create a "first draft". She can review the draft and send in comments for consideration.
- We will set a deadline for entries into the process so that we can have a ranking in advance for any funds that are made available.
 - Funding other than via the state is sometimes available. We should be ready to move in the event that some money becomes available.
 - It is proposed that we close the process as of Dec. 31st.
 - Only those candidates will be ranked and considered for any funding that becomes available during 2007.
 - New candidates can submit applications during 2007 and the process will repeat on Dec. 31st 2007 for the 2008 calendar year.
 - Sal will write a draft of a procedure to describe the process for candidates.
- Kevin has checked on status of the contract for the NRI Grant.
 - No known progress was discovered, but someone in the town of Montgomery is going to call and check for updates.

Future Projects

- Tree cover – Mike will investigate / spearhead.
 - Initial research has been completed and presented.
 - This project will be rejoined once some other already in progress and/or higher priority projects are better under control.
- Sidewalks – Sal will investigate / spearhead.
- Reduction of pollutants in storm water runoffs
- Pace on-line course for land use. Everyone should complete.

Adjourned

Motion to adjourn by Pat. Seconded by Mike. 9:15.

Copies:

- Mike – 7 copies of a 2 page meeting notes.
- Sal – 7 copies of 2 page agenda.