

SPECIAL MEETING - August 22, 2011

Review of Aquifer Protection District

LEGAL NOTICE

TO: TOWN OF PREBLE BOARD MEMBERS

A special meeting of the Town Board of the Town of Preble will be held at the Preble Town Hall on Preble Road, Preble, New York, on the 22nd day of August, 2011 at 8:00 p.m. The purpose of the meeting is to review the Aquifer Protection District special permit application submitted by Song Lake View, Inc. pursuant to Sections 568-572 of the Town of Preble Zoning Ordinance. The property location under review is tax map #7.00-03-07.000 located on Song Lake Road in the Town of Preble.

Special meeting to review the Town of Preble Aquifer Protection District Special Permit Application submitted by Song Lake View for a proposed major sub-division and to discuss such other matters as may come before the Board, August 22, 2011

The Special Meeting was opened at 8:00 p.m.

Board members present: Supervisor Doring, Debra Brock, Peter Knapp and Tom Fox

Others attending: Don Armstrong, Amanda Barber, Pat Reidy, Tom McLyman, Ann McLyman, Jim Seamon, Tony George, Tarki Heath, Joe Heath and Donna Evans-Orr.

Supervisor Doring reviewed the agenda for the work meeting and introduced Amanda Barber and Pat Reidy of Cortland County Soil and Water Conservation District. Amanda and Pat presented guidelines that can be used as part of the decision process when considering a request for a special permit to develop in the Town of Preble Aquifer Protection District (meeting comments in parenthesis):

Are any proposed uses prohibited?

Are any proposed uses restricted uses? What are they?

How can those restrictions be ensured?

Is a special permit required? (Are any thresholds met?)

Is all information provided and available, such as:

Name, address and telephone number of the applicant

If corporation, the name, address and telephone number of all the corporate officers and directors

Map and report showing the location of the premises for which the permit is sought and plans prepared by a licensed professional engineer or architect showing all features within the property boundaries of the business or commercial establishment

Toxic substances information

Other nonproprietary information as the Town Board shall request in order to have all facts

Copies of any permits and applications to any other government agencies

List of all toxic substances or hazardous materials used or stored together with sufficient detail of the method of storage and the amount

Method of disposal of toxic substances or hazardous materials

Full report regarding the use and storage of all toxic substances and all hazardous materials

What are the findings of SEQR?

What is the recommendation of the Planning Board?

What are the comments at the public hearing?

How might the proposed activity impact water quality or quantity now or in the future?

Are there additional details that you require from the developer to be able to understand the potential impacts of the proposed activity?

Are there site specific existing resource concerns? (Spring behind Hollenbeck farm is deeded for use by current residents, and needs to be considered)

What is the proposed water use? Is it consumptive use? (400 gallon per 4 person household per day)

What is the existing water quality? What are the groundwater flow rates and flow patterns? (SWCD can provide this information)

Who are water users that could be affected based on hydrological setting?

Comparison of future conditions to existing conditions.

Evaluation of proposed activity's impact on existing uses.

Will or could the activity result in any contravention of any water quality standards?

Are alternatives available to mitigate potential impacts of the proposed activity?

Questions from the Board, answered by Amanda and Pat

Is Song Lake a part of the aquifer?

Ground water flows into Song Lake on the west side and flows out of the lake on the east side. Song Lake can't be excluded when talking about the aquifer.

What are the impacts to this aquifer?

Agricultural practices and septic systems are several usual concerns.

What should occur first, subdivision plan or aquifer special use permit?

Project plan should be set, then the aquifer special permit should be considered. If plan changes, the aquifer special permit should be reconsidered.

Keyholing - what affect to the aquifer if the lake is overused by additional families?

It is difficult to quantify damage, such as pollutants from residential use(pesticides, herbicides, etc) and transport processes (oil, salt, etc.)

What is the source of the aquifer?

Rainfall, streams, runoff from hills and natural springs

How do we maintain septic systems and conservation easements?

Subdivision can have covenants that list rules that must be enforced that can protect the aquifer, such as storm water plan enforcement, septic system rules, etc.

SWCD representatives recommended that the board:

- Spell out all factors of concern and evaluate each

- Do a literature search of quantitative evaluations of household impacts on water quality

- They might describe pollutants, mass them and explain which would or would not have a significant impact

- Board should consider developing a Best Management Practice for aquifer protection

The SWCD response to the Town of Preble's request for information on the Aquifer Protection Special Permit will not be ready until the end of September at the earliest. She will send a list that represents the scope of the effort as soon as possible, and will send pieces of the report as soon as they are completed. Amanda will send Cortland SWCD topography drainage maps, depth of ground water and ground water flow.

Public comment was then invited.

Tarki Heath expressed thanks to the Town Board for their consideration of the aquifer special permit process. She pointed out that the Town of Preble's Comprehensive Plan includes references to protection of the aquifer, and mentioned two goals:

- Protection of conservation areas that replenish and provide stability for the aquifer

- Aquifer protection must be a priority for all land use decisions within the aquifer or aquifer recharge area.

She stated that water coming down the mountain in the subdivision area is made worse from the continuous logging and changes at the base of the mountain. How does that impact the storm water plan? Song Lake residents can provide recent water quality test results for comparing existing and future conditions.

Donna Evans-Orr stated that snowmobile trail construction has changed the spring behind their house (previous Hollenbeck Farm) and water is now ponding on the proposed lot behind the house. She has a deeded right to use of the spring that has not been considered in the subdivision plan.

The review of the Town of Preble Aquifer Protection District Special Permit Application submitted by Song Lake View for a proposed major subdivision was then concluded.

A motion was made by Peter Knapp and seconded by Tom Fox that the Preble Town Board hold a public hearing on September 12, 2011 at 7:45 PM at the Preble Town Hall to declare that The Town of Preble anticipates submitting an application(s) to the New York State Office of Community Renewal for funding under the federal Small Cities Community Development Program in 2011.

Tom Fox then made a motion to close the meeting, seconded by Debra Brock; meeting closed at 9:20 PM

Respectfully submitted , Debra Brock, Town Council member

Unofficial 9/07/2011; Official 10/10/2011