

TOWN OF PREBLE
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing will be held by the Town Board of the Town of Preble on **Monday, October 13, 2014**, at 7:30 p.m., at the Preble Town Hall, Preble Road, Preble, New York, for the purpose of receiving public comment on the application by Song Lake View, Inc. for an aquifer protection permit under the Town of Preble Zoning Ordinance.

Residents of the Town of Preble are invited to attend the meeting and participate in the public hearing.

Dated: September 10, 2014

Supervisor Doring opened the public hearing at 7:30 which is being held regarding the Song Lake View subdivision.

Board members present: Debra Brock, Peter Knapp, Dave Morse and Linda Riehlman

Others present: Don Armstrong, Calvin Griswold, Jeff Griswold, Nancy Baldwin, Ken Brock, Jim Harris, Jan Kublick, Forrest Earl, Renee Compton, Terry Orr, Nate Shirley, Deb Drzewicki, and Tony George

Forrest Earl, a Hydrogeologist from GeoLogic, was hired at the September meeting to do a study of the Song Lake View property which he has completed and has submitted his report which is on file at the Town Clerk's office. Mr. Earl was given the floor. He reviewed his report with the Board and has given a summary and conclusion of his report:

Summary & Conclusion as submitted by Forrest Earl:

We have reviewed the application for a Special Aquifer Permit prepared by Mr. Nathan Shirley for Song Lake View, Inc., applicate, and related to the proposed 11 lot residential subdivision on Song Lake Road in the Town of Preble, NY. The purpose of our review was to assess potential impacts associated with the subdivision as they relate to Section 560 of the Town's zoning ordinance which establishes an Aquifer Protection District (APD)"...to preserve the quality and quantity of the Town's groundwater resources in order to ensure a safe and healthy drinking water supply."

The proposed subdivision is subject to a Special Aquifer permit based on the number of lots planned (11).

Nathan Shirley has submitted an application for the Special Aquifer Permit. The application addressed each of the items listed in Section 569 of the zoning ordinance and the responses appear to be accurate and complete.

The lots are designated for the construction of single family residences. Each residence will be serviced by a private septic system and water supply well. The locations and designs of the septic systems and water supply wells have been approved by the Cortland County Department of Health and the Subdivision, Waste Water Treatment, and Grading and Erosion Control plans have previously been reviewed, accepted and approved by the Town of Preble Planning Board.

Cortland County Soil and Water Conservation District (CCSWCD) has assessed the impacts to the aquifer from the planned development. The CCSWCD review did not identify any significant impacts from either septic systems or surface water runoff associated with the planned subdivision.

While there is no guarantee that the planned use of septic systems to treat residential sanitary waste will not have an impact on groundwater quality, the possibility is considered low. Septic systems are an accepted technique for treating and discharging of residential sanitary waste. It is estimated that 25% of homes nationwide use septic systems; and the USEPA states that "When properly sited, designed, constructed and operated, they pose a relatively minor threat to drinking water sources."

It is projected that the average daily groundwater withdrawal when all of the lots are developed will be on the order 4,400 gpd. It is expected that about half of this will be returned to the aquifer via treatment through the septic systems. It is possible that the balance may be lost from the aquifer via evaporation associated with outside water use.

After reviews the approved subdivision plans, the hydrogeologic setting of the subdivision and surrounding area, and the reports completed by CCSWCD in conjunction with our professional experience, it is our professional opinion that the proposed subdivision does not pose a significant threat to the groundwater quality or quantity of the Town of Preble.

Supervisor Doring asked if there were any questions or comments:

Renee Compton asking how many homes are planned for the subdivision – there will be 11.

Terry Orr believes that after Mr. Earl's report stating that the subdivision does not pose a significant problem and the conditions of the Planning Board are enforced, he feels there is no problem.

Attorney Armstrong stated that we still have to hear from the County Planning Board and Preble Planning Board. The map has not been filed yet. Mike Ryan will make sure that all conditions are on the map; when it is signed, it can be picked up.

Supervisor Doring stated that the Board will look at the map at the November meeting.

The public hearing was closed at 7:55 p.m. by Supervisor Doring.

Respectfully submitted,

Unofficial 10/13/2014
Official

Jane W. Davenport
Town Clerk