

MINUTES OF A PUBLIC HEARING HELD
ON 2-26-14, FOR PRELIMINARY PLAT
APPROVAL OF THE 11 LOT SUBDIVISION
OF SONG LAKE VIEW, INC.

Members Present: James Harris, Jim Seamon, Tim Coyne and Maureen Knapp. Barbara Albro is absent. Also present is town attorney Don Armstrong, Nate Shirley and Jan Kublick as well as (24) members from the community (see separate attachment).

The hearing was called to order at 6:05 PM by Chairman Harris. Mr. Harris opened the hearing to public comment. Tony George read a letter outlining his concerns, including the Keyholing issue, and the easement recorded granting access to the lake to future property owners. Mr. George urged the Board, if the subdivision is approved, to include an easement termination. Tarki Heath then read from a prepared statement outlining her concerns, including the Keyholing legislation, and the easement/ right of way over 7440 Song Lake Road for ingress and egress to Song Lake. Tarki requested that the developer's intentions be clearly stated such that the Town's Keyholding Law (Local Law 3 of 2010) shall apply to each of the lots in the subdivision. Al Socha then spoke stating that all conditions should be recorded and be enforceable, the corporate officers should be revealed, there be no further development on the hillside of Lot 3, and that all conditions imposed by the Cortland County Health department be addressed. Rose Socha then read a letter from Rhea and Daniel Jezer. The Jezer's stated their concern regarding the preservation of the quality of the lake and neighborhood and asked for several stipulations if the subdivision is approved. Property owners' individual deeds have recorded restrictions; that the developer abide by the Keyholing Law; and that there be no further subdivisions on the hillside.

Joe Heath then spoke and reiterated his position concerning the negative declaration and his letter of 10-22-12, asking that it be rescinded. Joe believes the application deserves a fresh start and that a hard look be taken at Lot 3 and the issue of further subdivision of the hillside. Sean Vormwald then read a letter from his father, Paul Vormwald, a landowner on the lake. Mr. Vormwald voiced concerns about increased traffic, the danger to pedestrians and the increased noise and congestion of (11) new homes. He is concerned about pollution to the lake and the runoff from (11) additional cars and driveways. He is further concerned about the impact of (11) new wells and septic and an adverse effect on the quality of the lake. Mr. Vormwald said Song Lake is a unique treasure and wants to see the lake and the watershed protected. Barb Friar then spoke and expressed concern about the impact on her well. She noted that when Song Mountain drilled a new well for the resort it upset the water table. She is worried about the quality of her drinking water and that once wells are affected, it cannot be undone.

Bob Thompson then spoke noting he had been resident of the lake since 1934. Bob has seen many changes over the years and has seen the lake deteriorate by the addition of many new houses to the lake. Bob noted that water comes from the top of the hill into our wells. He said that the north end of the lake has filled in already and the addition of (11) new homes is certain to have an impact. He voiced concern that the new landowners will find a way to access the lake by befriending other landowners and that will further stress the quality of the lake. Bob wants to see the lake preserved for future generations. Skip DeRocher then spoke noting he has been a

resident of the lake for 16 years. He voiced his concern, as noted by Barb Frier, concerning the impact on wells many of which are shallow and hand dug. He noted the standing water on the fields in the Spring that acts like a sponge, and hopes that has been taken into account. He is not necessarily opposed to the development but wants to ensure that others are not adversely affected. Donna Orr then spoke reading a letter from Terry Orr. The Orr's concerns from the outset have centered on the environmental analysis of the project since its initial submission. They noted that with the Board's stated intent to impose conditions prohibiting any further development of Lot 3, beyond the single family house, well and septic, their concerns have been addressed. The Orr's request that the final plat include clear language prohibiting any further subdivision of Lot 3 and any additional development on the lot. Further they request that the wet area at the back of Lot 7 be shown on the final plat and incorporated into the SWPPP, or otherwise alleviated. Bob Thompson then spoke to the unique development of Song Lake as a kettle lake and how the sand and gravel acts as a filter to the lake but if that stops working the lake would be in trouble. Steve Soos stated that Song Lake is an absolute jewel and there is a delicate balance that would be impacted by the increased load of the additional homes. He is also concerned about his well and stated the area must be developed with utmost care. Tarki Heath reiterated a past comment that the development is so dense and would be in favor of seeing less lots of a bigger size. Judy Griffen submitted a letter stating her concern regarding septic system failures, problems with water purity and storm water runoff, and asking that the Board carefully consider any negative impacts to the Town and taxpayers.

Motion to close the Public Hearing at 6:45 made by Tim Coyne, seconded by Jim Seamon, all in favor, the motion carried.

Respectfully submitted,

Mary Anne McCloskey, Secretary