

Minutes of the Planning Board 10/22/14

Members Present: Chairman James Harris, Maureen Knapp, Tim Coyne and Jim Seamon. Barb Albro was absent. Also present, Daniel Ellis (for Town Attorney Donald Armstrong) Guests: Tony George, Ken Brock, Terry Orr and Al Socha.

The meeting opened at 7:00 with the Pledge of Allegiance.

The chairman suggested the first order of business be the reading of the minutes from the September meeting. Jim Seamon noticed Thursday, rather than Wednesday, was written as the day the board meets. Maureen inquired as to whether the Secretary was set up yet to post directly to the town website. The response was not yet, but this will become possible in the near future after receiving instruction from the web master. After reminding the Board that the dates of the November and December Planning Board Meetings were changed from the 4th to the 3rd Wednesdays of each month, Jim Harris asked for a motion to accept the minutes. Tim Coyne made a motion to accept the minutes, with the one correction and Jim Seamon seconded. All in favor the motion carried.

The chairman stated the first item on the agenda was to review the Aquifer Protection Permit submitted by Nate Shirley. The Town Board has reviewed it and sent it to the Planning Board for review and recommendations. Planning Board members had been sent copies of the Hydrologist Forrest Earl's report that was presented to the Town Board on October 13. They also had received the Cortland County Planning Board's conclusions previous to tonight's meeting. Jim Harris read aloud the summaries and concluding passages of both documents.

In his report, Mr. Earl stated that after studying all the pertinent forms, data and reports he determined the proposed development does not pose a significant threat to the groundwater quality or quantity to the town of Preble. He further stated that it has been projected that the average daily water use from the proposed sub-division would be about 4400 gallons a day and that about half of that amount would be returned to the aquifer after treatment from septic systems. He acknowledged that there's no guarantee that the use of the septic systems as planned will not result in harm to the aquifer, but in his professional opinion that risk is considered low.

As per a letter dated October 10th , the Cortland County Planning Board thoroughly considered all relevant materials and recommended the approval of the Aquifer Protection Permit. It was noted that as per state highway law, each individual wanting to construct a driveway that would enter the county highway (Song Lake Rd.) must apply for and receive a permit from the Highway Superintendent. The chairman then read the County Planning Board's Resolution and Maureen asked about the meaning of the term 'Super Majority vote' as mentioned in the document. Dan Ellis gave the definition.

The board agreed that the hydrologist's report was very detailed and thorough. The chairman clarified that the Board was about to vote as to whether or not it recommended approval of the application, and that the final decision is up to the Town Board. Tim Coyne and Jim Seamon both stated they felt everything had been thoroughly covered on all levels and did not think there were any further issues

preventing approval of the application. Jim Seamon made the motion to recommend approval of the Special Aquifer Protection Permit Application and Tim Coyne seconded. All in favor, the motion carried.

The chairman asked if there was any New Business or comments. Jim Seamon reminded the group of the TC3 Workshop on Thursday October 30th. Maureen Knapp made the motion to adjourn and Tim Coyne seconded. All in favor, the motion carried. The meeting adjourned at 7:26 p.m.

DRAFT

Respectfully Submitted,

Deborah Putman, Recording Secretary

October 22, 2014