

February 26, 2014

Preble Planning Board Meeting

This major subdivision application with single drawing was presented to this board on November 19, 2009, almost 4 ½ years ago, the drawing had very little information on it, yet this board sent it on to Cortland Co. Planning. Their staff didn't take long to recommend denial of the subdivision, yet this board continued to keep it on their monthly agenda. Neighbors attending board meetings had concerns on how development was progressing. So many of us wrote letters and made phone calls to Cortland County Health Dept., Cortland County Soil and Water, N.Y.S. DEC, New York, State Federation of Lake Associations and SUNY ESF, to ask if they would take a close look at his subdivision and address our many concerns. I believe that is why the latest drawings have so many improvements.

The biggest concern I have is the Keyholing issue. On June 23, 2010, Local Law 3 addressing Keyholing was recorded for Preble, but 4 days prior on June 18, the applicant transferred a lakefront deed that included a recorded easement to any future property owners on the West side of Song Lake Road, if that lake front property is sold that easement stays in the deed. That Keyholing will surely introduce invasive species into Song Lake. The applicants Attorney, Schott Chatfield at the July 22, 2010 planning board meeting said " his client is still interested in granting access to Song Lake". At the June 22, 2011 meeting the applicant said he would not allow access to Song Lake, but at recent meetings in December 2013 and January 2014 he has changed his mind once again.

In Section 360 of the Preble Subdivision Regulations this board can approve, approve with modifications or disapprove this subdivision. If you approve, I urge you to include an Easement Termination clause, because Preble has a Keyhole law.

Thank you,

Tony George

3430 State Route 215

Cortland, NY, 13045

February 26, 2014

Dear Town of Preble Planning Board:

Our family has had property on Song Lake going on 100 years. I am unable to attend this meeting so I am writing this letter to express my concern about the proposed 11 lot residential subdivision application of Song Lake View, Inc on tax map parcel number 7.00-03-07.000.

Besides the added traffic, which could endanger the many children and adults, who walk on the road on a daily basis and the noise of 11 new homes there are many environmental concerns.

Additional pollution is not a matter if it will happen, but how much will happen. Runoff from 11 additional cars and driveways will surely add more petroleum products to the ground water and lake. Pesticides, herbicides and fertilizers from lawns will add further chemicals to the water table and lake. Eleven new wells cannot help but cause lowering of the water table and thus the lake. The lake now fluctuates greatly with the snowmelt and rainfall amounts. Eleven new septic systems will add to the possibility of e coli and other sewage products reaching the lake. Being a kettle lake, with no inlet or outlet Song Lake is even more affected by these problems than other lakes in the area.

Speaking of other lakes in the area a look at history will show what could very well happen Song Lake. Tully Lake had the sewage leak, which caused it become over run with seaweed. The weeds became so thick they would actually stall small boat motors. Many people living across the road from Little York Lake years ago caused a sewage leak so bad it made the lake unfit for swimming. Granted that was trailers not regular homes, but sewage is sewage.

For these reasons I would ask you to reject the request for the subdivision.

Sincerely,

A handwritten signature in black ink that reads "Paul J. Vormwald, Jr." The signature is written in a cursive style with a large, sweeping initial "P" and a long, thin tail on the "d".

Paul J. Vormwald, Jr

Preble Planning Board

February 26, 2014

The following comments are submitted concerning the Song Lake View LLC proposed subdivision and preliminary plat.

Our concerns from the outset have centered on the environmental analysis of the Project in light of the changes that have been introduced since the plan's initial submittal. With the Planning Board's stated intent at the last meeting to impose conditions prohibiting any further development on Lot 3 (i.e. the mountainside) beyond the approved single family house, well and septic system as shown on the plan, our concerns have been largely addressed.

We would ask that the final plat (or any subsequent approval by the Board, if that is the more appropriate venue) include clear and concise language that:

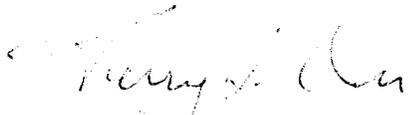
- Prohibits any further subdivision of Lot 3, and
- Prohibits any additional development (i.e. structures, utilities, roadways) on Lot 3.

We ask that these conditions be clearly enforceable and run with the property in perpetuity.

We would also suggest that the wet area at the back of Lot 7 be shown on the final plat and incorporated into the SWPPP as an existing condition, or otherwise alleviated by addressing the water runoff down the skid trail left by the last logging operation (through installation of water bars or other similar actions).

We appreciate the efforts that the Planning Board has made over the past several years to insure that this subdivision is reviewed completely and appropriately, and that any development in this unique area is done responsibly.

Respectfully Submitted:



Terry Orr

February 26, 2014

Planing Board Public Hearing for Song Lake View sub-division

My concern is that this subdivision is a very big change to the land it will cover. I have seen the sub-division map. The well and septic system requirements are stringent with very complicated conditions attached to the lots. With all the planned changes to the land, like removing natural soils and replacing them with non-native soils, the lots may have problems with septic system failures, well water purity and storm water runoff when rains are very heavy or when spring snow melts from the mountain. If the Town of Preble is sued by future owners of the sub-division lots, I am very worried that Preble tax payers will have to bear the burden of the lawsuits.

I ask the Planning Board members to carefully consider the negative impacts this plan may have on the Town and taxpayers, and please make the right decision for the entire community.



Judith Griffen
7370 Song Lake Road

7426 Song Lake Rd
Tully, NY 13159

February 25, 2014

Planning Board
Preble, NY

As we are unable to attend this evening's meeting, we are asking that this letter be read at tonight's planning board meeting and submitted to the Board.

We have been residents of Song Lake for more than 20 years, have invested a great deal of money improving our home and property and accordingly pay very high taxes. We do not have any reservations regarding these decisions or taxes, for there is no place we would rather live. We are very concerned about maintaining the quality of life that living in Preble affords us. The preservation of the quality of the lake and the neighborhood is of vital concern, both for enjoyment of living and to maintain the real estate values.

We have great concerns regarding subdividing the land on Song Lake Road. Currently this is agricultural land and as valuing agriculture is a defined quality that the town wishes to preserve, the rezoning of this land would be contrary to the goals of the town.

If, however, the subdivisions will, unfortunately, be permitted there are several stipulations that need to be included in such a decision so as to help ensure that the area not be compromised more than need be.

- 1- Stipulations from governmental bodies must be included the deeds of the property or in some such similar instrument. Relying on the goodwill of the seller of the property to inform the buyer is not sufficient.
- 2- Although the town board has enacted an anti-keyholing law there it is not yet clear if the petitioner accepts the law, or will attempt to circumvent the law. As has been discussed several times before this board, the health of the lake is at stake. No subdivisions should be permitted until such time as the petitioner has agreed to abide by and not challenge or circumvent or subvert the anti-keyholing law. It needs to be included in the deed or in a similar document.
- 3- There are concerns that if this subdivision is permitted the petitioner will then proceed up the hill to create more subdivisions. The SEQR study was predicated on the number of lots currently requested. If the subdivisions requested are granted it should be with the stipulation that there be no further subdivisions on the hill. If no such guarantee is forthcoming then the current SEQR study is incomplete and needs to be redone.

We thank the members of the board for their time and effort working for the benefit of the residents of Preble.

Sincerely,

Rhea and Daniel Jezer

Tarki L. Heath
1900 Rittenhouse Square
Tully, New York 13159

Town of Preble Planning Board
Preble Town Hall
Preble, NY 13141

February 26, 2014

RE: Preble Town Board Public Hearing on 11-lot residential subdivision application of Song Lake View, Inc.

To the Town of Preble Planning Board,

I am writing as a Song Lake resident, President of the Song Lake Property Owners Association and President of the Cortland-Onondaga Federation of Kettle Lake Associations to request that the board carefully consider provisions to protect and ensure the enforcement of Local Law #3 of the year 2010, in light of the Song Lake View Development plan, and what appear to be intentions to circumvent this law.

Background:

The Law is referred to as "Local Law Establishing Rules and Regulations Governing Keyhole Development in the Town of Preble." Keyhole development refers to using one lakeshore lot to give lake access to many backlot property owners. The reason that watershed managers are concerned with this practice is that it can increase the pressure on a lake to the breaking point by allowing use of a lake beyond its carrying capacity. Disturbance by watercraft, churning of sediments, increased shoreline erosion, disturbance of habitat and safety issues are all considerations.

On November 9th 2009, I presented information to the Preble Town Board which was immediately followed by Resolution #77 to hold a Special Meeting on November 23rd to review a moratorium on Keyholing. On December 14, a public hearing was held regarding the Local Law, and the Ordinance was passed at the end of the six month moratorium period.

On November 20th, just three days prior to the announced special meeting, Property, commonly known as 7440 Song Lake Road, was transferred from Song Lake View to Nate Shirley, with an easement added to the original October 16, 2009 deed from Susanne A. Harris to Song Lake View, Inc.

The easement, as written on the new deed states, "Excepting and reserving to the grantor an easement and right of way along the south line of the property herein conveyed, 15 feet wide and approximately 231.5 feet long from the centerline of Song Lake Road to Song Lake, for ingress and egress to Song Lake. Said easement and right of way shall be for the use and benefit of grantor, its successors, heirs, assigns and future owners or

7426 Song Lake Rd
Tully, NY 13159

February 25, 2014

Planning Board
Preble, NY

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Rhea and Daniel Jezer