

CONSERVATION ADVISORY COUNCIL
Meeting Minutes
Monday, June 20, 2016
Library, 5 pm

Members Present: Lori Tripoli, Co-Chair
 Pam Pooley, Co-Chair
 Nancy Welo
 Alan Towers

Member Absent: Janine Selendy

Also Present: Janice Will, Secretary

Lori Tripoli opened the meeting.

The minutes of the May 16 meeting were unanimously approved.

Inspection of Conservation Easements/Pilot Program-NSOLF/Bloomerside

Ms. Pooley stated that she needs to write up a report on this first inspection.

Ms. Tripoli said it does not need to be very long, but the CAC should all approve the report. She added that it will go to the Building Inspectors with a cc to the property-owner (NSOLF).

Ms. Pooley said Gloria Stein sent her copies of 2 types of letters that she uses; one for clean inspections and another regarding issues noted on inspections. Ms. Pooley added that she has already done a stewardship report for Bloomerside/NSOLF, but she has also been very busy.

Ms. Tripoli asked if Ms. Pooley could have a report to review/approve by August.

Ms. Pooley said she only anticipates being so busy for a few more weeks. She remarked that they also need to decide which conservation easement to inspect next.

Ms. Tripoli thought the multiple-ownership of one that Ms. Pooley suggested would complicate things/she would prefer to send a notification of the inspection to a single-owner of a property with an easement.

Ms. Pooley said she will go through the conservation easement files and look for another simpler one; hopefully she'll have something for the next CAC meeting.

Grants

Ms. Tripoli said the CAC received an email from Supervisor Warren Lucas about another grant opportunity, and she believes the Town would have to apply for it. She said the filing deadline is July 29, and Supervisor Lucas suggested clean transportation, food waste, and natural resource inventories as possible projects. Ms. Tripoli stated that the Town would have to match 50% of the funds provided by the grant, and she wondered if there is even enough time to pursue it.

Nancy Welo said that if the CAC did a natural resource inventory on property owned by the Town and the Town could prove the worth of the land, it could be sufficient to cover the Town's 50% matching funds obligation.

Ms. Pooley said natural resource inventorying is an interesting topic to consider/a lot of Towns are doing it. She asked if the others want to try for this or one of the other grants, and is there time enough.

Ms. Pooley thought the CAC could do something on education about food waste/ composting or try to get electric car-charging stations for a clean transportation project.

Mr. Towers asked just what the CAC would need to do about the grant, adding that he thinks they already have enough to do.

Ms. Welo said she will call the Supervisor and see what he thinks/wants.

Ms. Tripoli will forward the Supervisor's email to Ms. Welo.

Mr. Towers suggested that if the CAC decides not to pursue this grant, they should explain to Supervisor Lucas that it is because they are already busy with other projects.

Ms. Tripoli said that if they decide they will pursue the grant, she would prefer to do something like food waste or clean transportation/charging stations.

Ms. Welo said an energy initiative from the State might help.

Mr. Towers said Ridgefield, CT has 4, and they cost \$30,000 each.

The group discussed appropriate sites for a charging station in Town.

Mr. Towers commented that people are not buying electric cars, because they fear charging stations will not be sufficiently available; seeing the stations will encourage more people to purchase electric cars.

Grants to remain on the agenda.

H2H Initiative

Ms. Pooley said H2H held its final meeting for grant purposes recently; they are now calling themselves a regional partnership, which is unstructured. She said she and Gloria Stein were asked to report on bees, trees and butterflies which they thought went well. The group will meet again in October.

H2H to remain on the agenda.

Meetings Attended

Ms. Tripoli stated that she attended the last 2 Planning Board meetings. She said that at the June 1 meeting a proposal for a swim academy for babies in a building on Fields Lane was discussed, as well as the wetlands permit application of Baxter Road LLC and the pool/expansion plans for Salem Golf Club. Ms. Tripoli said there is also an application for a cell tower upgrade at 40 Sun Valley Drive.

The Palaia subdivision application was discussed on June 1, and the Comprehensive Plan and CAC comment letter were both mentioned for pointing out the importance of preserving rural neighborhood character. At the June 8 Planning Board meeting, a draft referral to the Board of Appeals was discussed.

Mr. Towers asked which Board has the authority to grant the subdivision proposal.

The secretary explained that it will be up to the Board of Appeals to grant the area variance required to allow the subdivision at all (*R-4 zoning district; subject property consists of 7.79 acres*), but the authority to actually approve the subdivision is the Planning Board's.

Ms. Tripoli said the Planning Board also discussed regulating installation of solar panels (currently nothing in the Ordinance). She was asked if the CAC would be interested in looking into this, but she fears it will be a lot of work.

Mr. Towers said he knows someone who has done a lot of work on energy conservation who would probably be glad to do some research and come to a CAC meeting and share what she knows about solar energy.

Ms. Welo remarked that they need not reinvent the wheel; the County has established a clearing house of town codes, and she will look at some to see what other towns have already created in the way of regulations.

Mr. Towers wanted to know if solar works in this part of the country.

Ms. Pooley said a Town resident, David Sandbank, had a solar power company and now works for the New York State Energy Research and Development Authority; he is very knowledgeable about solar energy, although she doesn't know what he knows about Town codes.

Mr. Towers said solar energy is admirable in principle, but it may not be feasible in some areas.

Ms. Welo said some Towns are looking at fees for dismantling solar panels when the cells break down/degrade, which they eventually always do.

Ms. Pooley offered to ask Mr. Sandbank to come to a CAC meeting. She noted that there is a lot of interest in solar power, and new technologies are being developed all the time.

Ms. Tripoli said she will inform the Planning Board that the CAC is looking into solar energy.

Mr. Towers said he would like to know if electric cars really work and wondered if people would attend an information event about electric cars.

Ms. Pooley said she mentioned something like this to Renea Dayton of Hayfields, where they already host events with classic cars.

Mr. Towers said having experts to talk to at such an event would be really helpful to people, and he suggested that the CAC could co-host the gathering.

Ms. Pooley will call Ms. Dayton to discuss this.

Ms. Pooley said the North Salem Open Land Foundation met on June 15 to look at the dam at Baxter Preserve because the DEP has requested that it be repaired. Gloria Stein asked Bruce Thompson, Building Inspector, to attend, and he asked Ms. Pooley to go along. Ms. Stein wondered if she would need a wetland permit, but Mr. Thompson explained that it will not be necessary because the work will only be to repair the dam; however, a building permit will be required. Ms. Pooley said the NSOLF is waiting to hear back from the DEP, nearly a year later. She added that the work needs to be done before the cold weather comes.

Ms. Welo asked why the bridge needs to be repaired.

Ms. Pooley explained that the problem is with the cement; if it leaks enough, the dam could crack. She said there is enough water in the pond to cause serious damage to neighboring properties.

Ms. Welo remarked that the amount of silting present in the pond will reduce the water pressure to some degree.

Ms. Pooley said the DEP seemed to want to get on top of the situation, adding that the dam was built in the 1940's.

Specific Sites

Mr. Towers said he went along on 2 pre-wetland permit inspections at 2 Orchard Drive (WP16-03) and 141 Baxter Road (WP16-04).

He described the abandoned house on a lakefront lot at 2 Orchard Drive in Pietsch Gardens, noting that the foundation is unusable, particularly given the house's location in the flood plain. Mr. Towers said pre-fab piers are to be used for a new foundation that will also raise the newly-built house up as required (3 ft. above highest elevation of existing grade). He thought it undesirable to build a house in the flood plain, but the lot is grandfathered.

Everyone had read Mr. Tower's email report of the site inspections. The WP16-03 portion of the email will be re-worked as a comment letter to be sent to the Building Inspector.

Re 141 Baxter Road, Mr. Towers explained that part of a demolished barn that was to be rebuilt is in a wetlands buffer zone; there is also an existing farm road in the buffer zone. The original plan called for preservation of the existing foundation, but it has been found to unusable. Mr. Towers said the currently-proposed construction project will also require a County wetland permit. The purpose of the site inspection was really to look at options; moving the barn out of the wetland buffer area would remove the need for any wetland permits, but it would cost more to build. The applicant's engineer, Dave Sessions, took a lot of notes during the inspection.

It was agreed that any CAC comments should be put off until it is known what the applicant decides to do (the wetland permit application may be withdrawn).

WP16-04 to remain on the agenda.

WP16-02, 724 Titicus Road

CAC comments submitted; nothing further. Permit probably issued soon.
Remove from agenda.

WP16-03, 2 Orchard Drive

CAC comments have been forwarded to the Building Department; issuance of the permit is imminent. Remove from the agenda.

Hawley Woods Subdivision

Nothing new at present; leave on agenda.

WP15-05, 6 Lakeside Drive

This wetlands permit has been issued; remove from agenda.

Salem Hills Healthcare Center, 539 Route 22
Gilport Development/Salem Hills Subdivision
Fuelco/BP

Nothing new at present. Leave on agenda.

Salem Golf Club

This application is being discussed by the Planning Board again. To remain on the agenda.

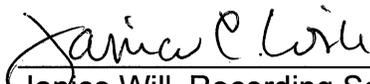
Rylan West Realty

Building permit will probably be issued soon. Remove from agenda. .

Next meeting: July 18

Meeting adjourned at approximately 5:55.

Respectfully submitted,



Janice Will, Recording Secretary