

SUBJECT TO APPROVAL

**MADISON INLAND WETLANDS AND WATERCOURSES AGENCY
REGULAR MEETING MINUTES
July 11, 2022**

A Regular Meeting of the Madison Inland Wetlands and Watercourses Agency was held on Monday, July 11, 2022 at 7 p.m., remotely, using Zoom Videoconferencing. The public was invited to attend by joining the meeting through Zoom webinar link and password, telephone call-in number, and a webinar identification number. Log-in and call-in details were posted to the Town of Madison website prior to the meeting.

MEMBERS PRESENT: Chairman Kealoha Freidenburg, Vice Chairman Joseph Budrow, John Mathieu, Martin Brogie and Lee Schumacher

ALERNATE PRESENT: Anna Loss

MEMBERS ABSENT: Secretary Robert Zdon

OTHERS PRESENT: Erin Mannix, Town Planner and agent for Madison Inland Wetland and Watercourse Agency

Chairman Freidenburg called the meeting to order at 7:04pm.

REGULAR MEETING

Appointment of duly authorized Agent for Madison Inland Wetland and Watercourse Agency.

Commissioner Schumacher made the motion to authorized Erin Mannix as agent for Madison Inland Wetland and Watercourse Agency. Seconded by Commissioner Mathieu.

IN FAVOR: Chairman Freidenburg, Vice Chairman Joseph Budrow, John Mathieu, Anna Loss, Lee Schumacher and Martin Brogie

OPPOSED: None.

ABSTAINED: None

22-23. 15 Prospect St. Map 16, Lot 12. Owners: Hilary and Curtis Baker; Applicant: Gulick & Company; Regulated Activity Permit to convert existing house into pool house/residence, and construct an addition on to existing structure, house will be raised to FEMA compliance and existing storm pipe to be relocated. Also, installation of a pool, patio and landscape walls and landscaping.

Present for the application- Michael Harkin, professional engineer from Harkin Engineering; Travis Gulick from Gulick & Company; and Hilary Baker, owner. Mr. Harkin begins by stating the site survey of record was completed through Tom Stevens office and the soil scientist of record through Bob Russo. He further reviewed the project scope and a plot / site plan of the properties was shown; a proposed plan for the project was also discussed. A staff memo, dated July 11, 2022 by Erin Mannix (Town Planner) was shown detailing staff concerns. The memo requested a copy of the survey by Thomas A. Stevens & Associates; existing conditions of the wetlands; and name of the registered soil scientist who delineated the inland wetlands. Furthermore, the removal of the

drainage pipe and installation of a new pipe should be reviewed by the Town's engineering department and also to provide further details regarding the relocated storm drainage. It is staff's recommendation that the applicant work with their design engineer and wetland specialist to address the concerns in the memo.

After discussions, all agency members agreed that more information was needed in regards to the new drainage pipe. Chairman Freidenburg states more information is needed on the drainage pipe, and E&S measures should also be in place due to the tight space of the lot. Commissioner Brogie also states he would like more information on the character of the wetlands.

Mr. Harkin states he will review all comments and work with the Town Engineer and hope to have documents for the next scheduled meeting.

22-24. 154 Race Hill Rd. Map 141, Lot 51. Owners/Applicants: Steven and Diane Vyce; Regulated Activity Permit to construct a 12' x 48' front porch, a 6' x 23' kitchen bump out in rear of house, a 20' x 25' garage addition on the west side of house and a 41' x 14' deck in a wetland review area.

Dr. Steven Vyce was present for the application and gave a brief overview of the project. He states an engineer was consulted to provide a silt fence for the house. Commissioner Loss asked why was there a break between the silt fence shown on the plan. Dr. Vyce states they could be connected. Commissioner Brogie asked about wetland delineations. Dr. Vyce states they were done with the original survey before the house was built in 1995. Commissioner Loss states for this application she believes it's okay to move forward with the project without having the soil scientist requirements, but going forward that may change. Chairman Freidenburg states the wetlands is far away from the house and will not have any significant impacts with the added E&S controls. She further states, updated wetlands are asked for when there is more significant activity occurring and going forward they may need to have a more standard policy to determine what is needed for future applications.

Commissioner Schumacher made the motion to approve application 22-24. 154 Race Hill Rd. with the conditions that the inland wetland agency agent shall be notified within 48 hours prior to the commencement of any regulated activity, #2 at all times during the site work and until the soil areas are stabilized the applicant shall install and maintain erosion and sediment control measures as indicated on the plans. Seconded by Chairman Freidenburg.

IN FAVOR: Chairman Freidenburg, Vice Chairman Joseph Budrow, John Mathieu, Anna Loss, Lee Schumacher and Martin Brogie

OPPOSED: None.

ABSTAINED: None

22-25. 38 Old Route 79. Map 48, Lot 51. Owners/Applicants: Vincent and Isabel Castellano (Kincast, LLC), Regulated Activity Permit to place a shed on crushed stone in a wetland review area. ***(Staff recommends Agent Approval)***

Mrs. Mannix states Richard Snarksy flagged the inland wetland line and proposed planting a buffer between the shed and the wetlands to enhance the wetland buffer line which would be a condition of approval.

Agent members agreed to approve this application as a Section 13.

22-27. 180 Concord Drive. Map 124, Lot 21. Owner/Applicant: Donna H. Cronin, Regulated Activity Permit for removal of diseased Beach Trees in a wetland review area. ***(Staff recommends Agent Approval)***

Commissioner Brogie asked how many trees were being removed, the diameter of the trees or if the trees provided shade. Mrs. Mannix states 4 trees are to be removed and the diameter was not given. Agency members agreed photos or an arborist report is needed to justify that the trees need to come down.

Chairman Freidenburg states if proof is shown and the trees are in fact dying and the stumps are not taken out- then this application can become a Section 13.

22-26. 353 Boston Post Rd. Map 36, Lot 25. Owner: Kingsley Goddard and Kelly Ann Quinlan; Applicant: The Residence at Barberry Farm, LLC; Regulated Activity for the construction of 22 detached single-family dwellings, associated subsurface sewage treatment systems, stormwater management system, installation of associated utilities, and common driveways within 100ft upland review area. *(Public Hearing Scheduled for 8-1-22)*

Vice Chair Budrow made the motion to continue application 22-26 to September 12, 2022 as requested by the applicant via an extension. Seconded by Commissioner Brogie.

IN FAVOR: Chairman Freidenburg, Vice Chairman Joseph Budrow, John Mathieu, Anna Loss, Lee Schumacher and Martin Brogie

OPPOSED: None.

ABSTAINED: None

RECEIPT

22-29. 544 Opening Hill Rd. Map 116, Lot 1. Owner/Applicant: Timothy Mack; Regulated Activity Permit to modify approved site plan by relocated the house approximately 125' south and shorten driveway.

A site walk will be scheduled.

22-28. 48 Bower Rd. Map 78, Lot 6. Owners Bridget and Dominic Vuolo; Applicant: Fillion Building & Remodeling. Regulated Activity Permit to construct a 16 x 16 sunroom in rear of house within a wetland review area.

Per Mrs. Mannix this application can potentially be an agent approval. Chairman Freidenburg agreed and states E&S measures & controls along with an updated map clearly identifying limits of the wetlands to be provided and this could also be a section 13.

22-30. 183 Race Hill Rd. Map 141, Lot 32. Owner/Applicant: Robert Zdon; Regulated Activity Permit to clear invasives and cut dead trees in a wetland review area.

Mrs. Mannix states there were questions as to whether or not the trees are in the Town right of way and it is her recommendation to have the tree warden verify if they are town property and to further verify the dead / disease trees. Mrs. Mannix also states the applicant indicated they would like to replace some of the trees and more information is needed. Also, the inland wetlands should be located. She further recommends agency approval through the application process.

Agency members agreed and a site walk is not needed.

22-32. 1389 Durham Rd. Map 146, Lot 2. Owners: Thomas and Rebeka Knowlton; Applicant: Thomas Knowlton; Regulated Activity Permit to construct a 3 car garage addition with a bedroom and bathroom above within a wetland review area.

A site walk will be scheduled.

22-33. Brookside Rd. Owner: NHP MADISON, LLC, New York Limited Liability Company, f/k/a The Hearth at Tuxis Pond, LLC; Applicant: Gregg Fedus, Fedus Engineering, LLC; Regulated Activity Permit for proposed paving and installation of storm water drainage on Brookside Road within the 100' upland review area.

Site walk will be scheduled.

SECTION 13

22-22. 69 Harkness Dr. Map 103, Lot 40. Owners: Zachary Carberry; Applicant: Anderson Brothers Sanitation. Regulated Activity Permit for a septic repair within a wetland review area.

Completed & Approved as Section 13.

22-31. 30 Fairfield Rd. Map 68, Lot 15. Owners/Applicants: Caitlin and Daniel Malicki. Regulated Activity Permit to build an elevated screen porch off rear of house within 85 feet to the closest wetland flag.

Completed & Approved as Section 13.

Approval of Minutes:

Regular Meeting Minutes June 6, 2022
Site Walk Minutes June 25, 2022

Regular Meeting Minutes June 6, 2022

For Application #22-26. **353 Boston Post Rd – in the motion add / change - schedule a site walk in July.**

Chairman Freidenburg made the motion to approve the June 6, 2022 minutes as amended and noted; seconded by Commissioner Schumacher.

IN FAVOR: Chairman Freidenburg, Vice Chairman Joseph Budrow, John Mathieu, Anna Loss and Lee Schumacher

OPPOSED: None.

ABSTAINED: Margie Brogie

Site Walk Minutes June 25, 2022

Chairman Freidenburg made the motion to approve the June 25, 2022 site walk minutes as submitted; seconded by Commissioner Schumacher

IN FAVOR: Chairman Freidenburg, Vice Chairman Joseph Budrow, John Mathieu, Anna Loss, Lee Schumacher and Martin Brogie

OPPOSED: None.

ABSTAINED: None

Remarks: Inland Wetlands Chairman - welcomed Erin Mannix as the duly authorized agent for the Inland Wetlands agency

Inland Wetlands Officer – Mrs. Mannix states there are a few changes she is looking to make - # 1 Standard permit conditions being applied to every application such as E&S measures and notification when work is beginning and site-specific conditions #2 new application forms as they are outdated and updating permit application fees, # 3 revising parameters for agent approvals.

Adjournment

Commissioner Schumacher made the motion to adjourn at 9:07p.m.; seconded by Vice Chair Budrow and unanimously approved.

Respectfully Submitted,
Racquel Stubbs