

Public Informational Meeting Minutes
Wednesday, January 28, 2015, at the Rockland Town Hall
Called to order by Chairman Cashman at 6:30 p.m.
Adjourned at 7:54 p.m.

All Board members and the Clerk were present along with Tim Ambrosius, CQM; Mike Liebman, Ayres Associates; and other members of the public. Clerk Charette verified that the meeting was properly noticed.

This meeting was called to provide an update to the residents regarding a drainage improvement project involving properties along Stone Wall Drive, Seven Oaks Drive and Hickory Ridge Drive south of Old Military Road.

Mike Liebman, Ayres Associates, provided a map, incorporated herein by reference, depicting preliminary recommendations regarding ditch and drainage improvements. Liebman explained that he analyzed major culverts in the subdivision to ensure they were designed properly to convey tributary runoff flow properly. A town road is typically considered sufficient if the flow of water overtops the road only once every 25 years. Generally speaking, culverts and ditches along roadways are normally 3 to 4 feet deep. Liebman further explained the different options of sloping and contouring in the existing drainage easements to allow the water to flow properly through it. The blue lines on the map depict where this type of construction would need to occur. Based upon his analysis, he proposed to cut the ditches approximately 3 to 4 feet in depth at a 3:1 ratio along the road. Besides deepening and lowering the ditches, Liebman recommended the replacement of certain culverts. Liebman explained that by lowering the depth of the culverts, you get more capacity and water can flow better. Additionally, Liebman recommended that a drainage easement be obtained in the southern section of the subdivision which would allow a drainage ditch to be cut between the farm fields to the south and the southern section of the subdivision.

Kory Derenne, Owner of Parcel R-458-21, asked whether the proposed southern ditch could be placed along the northwest side of Parcel R-86 versus directly south of his property. Liebman explained that 1) the current proposed location is cleaner due to the fact that we do not know what the owner of Parcel R-86 desires; and 2) we do not know how the placement of an easement in the middle of Parcel R-86 would affect future development, while the location shown along the lot line would be more conducive to such development. Derenne also suggested that the northeast section of Parcel R-87 would be ripe for a cul-de-sac and possible drainage easement since the farmer is unable to utilize that section of the field due to the water that accumulates there.

Liebman continued with his recommended proposals which included deepening the ditches on Stone Wall Drive which he believes will solve the drainage issues on the southeast corner of Hickory Ridge Drive and placing a new culvert at Hickory Ridge Drive and Old Military. Finally, he recommended that work be done along the rear yards of properties along Highway 57 to improve drainage in that area.

Liebman then explained that if new and deeper ditches are installed on both sides of the road, it is an added expense due to the reinstallation of utility lines and such. He asked for feedback on whether deeper ditches and culverts are truly necessary on both sides of the road.

Kevin Derenne, Owner of Parcel R-458-15, stated that the owners should not be sacrificing adequate drainage since the utility companies have to replace their lines at their expense. Liebman stated that historically the utility company used to do so but that may not necessarily be the case in this situation and then the Town would have to fight who pays for the reinstallation.

Richard Noel, Owner of Parcel 458-24, asked what was going to happen with the culvert at the end of the drainage easement located between his property and Parcel R-458-24. Liebman stated that the proposal would include installing another 24 inch culvert but deeper than the existing one.

Kory Derenne, Owner of Parcel R-458-21, stated that he would like the Town to remove the cul-de-sac that is currently located on his property and relocate it elsewhere. Derenne would like to see it moved to the south as part of this reconstruction project.

Chairman Cashman explained that historically, in the past 12 to 14 years, when a cul-de-sac was being constructed it was placed on the owner's property and the owner gave the Town a temporary easement. This was done so with the intent of having the road extended in the future.

Chairman Cashman opened the floor for public comments.

Richard Cleveland, Owner of Parcel R-458-25, stated he would not agree to anything until actual plans and depths are demonstrated. He stated he would then have his attorney review the plans. Cleveland suggested that there be an extension of the drainage easement along his property into the ravine on Parcel R-84-2 and further suggested that the proposed southern ditch be extended further east to intercept some of the runoff and convey it away from the subdivision.

Richard Noel, Owner of Parcel R-458-24, and neighboring property owners, Steve and Sally Kuss, Owners of Parcel R-458-23 stated that the water does sit on their property but does not flow. Noel suggested that digging the ditch, possibly a foot deeper, would take care of the issues for R-458-24, R-458-23 & R-458-22.

Kevin Derenne, Owner of Parcel R-458-15, explained that the water flows over the front of his property and then to the south in the field. There was a suggestion to possibly dig a ditch in the front of his yard or extend the ditch south of his parcel east to help capture some of the flow.

There were a number of residents who recommended taking the load off the zig-zag drainage easement between Parcels R-458-16 and R-458-15 by diverting the flow into the proposed southern ditch and extending the ditch further east along Parcels R-458-21 and R-458-15.

Otto Sukow, Owner of Parcel R-458-20, asked what the drainage easement would look like along his property. Liebman proposes digging a ditch probably 5 feet wide by 3 feet deep. Sukow expressed concern for the blacktopped area and garage he has in the side yard and the willow trees growing in the rear yard.

Joe Reynolds, Owner of Parcel R-458-16, stated that there is standing water and cattails in the rear section and southern section of his property.

Peter Jandrin, Owner of Parcel R-458-17 stated that he has no culvert on his property. Jandrin noted that he will either need a ditch and culvert or that the area just be filled to allow water to divert to the north and south of his property.

It was noted that the water on Parcel R-458-13 does not flow through the property.

Kevin Fye, Owner of Parcel R-458-12, does not have a culvert on his property. He believes that flow of water is supposed to drain north and south. He does have a berm located in his rear yard.

Parcel R-458-11 is for sale.

Ken & Heather Heller, Owners of Parcel R-458-10 stated that they have issues all over their property as well as the owners of Parcel R-458-9, (Mark Mommaerts) and Parcel R-458-8 (Chuck & Betty Martin). Heller explained that if they get water from Highway 57, they are unable to mow the middle of their property because the water settles in the middle of their back yard. He explained that there is no ditch along these properties. The culvert is higher than the driveway on one of the parcels and that there is a portion of his backyard near the highway that is sinking.

Chairman Cashman asked Liebman whether a drainage easement running south of Parcel R-458-18 might help this drainage issue. Liebman expressed that this could work but may not do as much as just extending deeper ditches along the roadways.

Dean Kerlinske, Owner of Parcel R-84-5, stated that he has standing water on his property and was asking whether any work was proposed to be done there. He requested that his property be contoured for better drainage.

Kevin Derenne stated that simple ditching improvements along the properties on Old Military would get rid of the water on Kerlinske's property.

Richard Noel asked whether the engineers from Ayres and Associates and CQM could walk the properties in the spring with each owner to discuss exactly what the cross sections will be for each property. Liebman stated that more surveying would need to be done before they could do so. Kevin Derenne stated that the residents do not know the slope intercepts and details of what will be occurring.

Supervisor Schwalbach stated that the Town will need to have discussions with owners of Parcels R-86 and R-87 to discuss the possibility of obtaining drainage easements.

Supervisor Van Vonderen asked whether there was anyone in the audience who was opposed to the concepts laid out in the preliminary plan.

No one voiced opposition.

Rick Noel asked the cost of this project. Tim Ambrosius estimated that the ditch digging and culvert installation could cost between \$100,000- \$150,000. It was estimated that it would cost up to \$350,000 with road reconstruction.

The next steps are to meet with the landowners of Parcels R-86 and R-87 to discuss the possibility of a drainage easement. Chairman Cashman stated that the next meeting will probably take place in late February or early March.

M/M by Chairman Cashman to adjourn at 7:54 p.m. seconded by Supervisor Van Vonderen. Motion carried unanimously by voice vote. Meeting adjourned at 7:54 p.m.

All minutes have been taken truthfully and honestly and to the best of my knowledge and ability.

Jann B. Charette,
Town Clerk

Minutes approved as written / with corrections (**strike one**) by the Town Board on Monday, February 2, 2015.

Dennis J. Cashman
Town Chairman