

**WOODSTOCK CONSERVATION COMMISSION**  
**Wednesday, April 21, 2021**  
**7:00PM**  
**ZOOM MEETING**  
**MINUTES**

**MEMBERS PRESENT:** Cyndy Kozara, Bo Gibbs, Byron Quinn, Howard Krum, Al Alessi, Bethany Powers

**MEMBERS ABSENT:** Lynn Peterson

**OTHERS PRESENT:** Neal Leitner, Brad Ruderman, Shepherd Butler, Kirsten DiPietro-Worden

- I. CALL TO ORDER** **7:00 P.M.**
- II. APPROVAL OF MINUTES** **March 17, 2021: Minutes approved**
- III. NEW BUSINESS**

- A. T-5119-21; South Woodstock Wastewater Treatment Facility;** Construct new treatment facility.

Kirstin DiPietro introduced the project to the board. The South Woodstock Wastewater Treatment Facility needs replacement due to its age and failing systems. The new wastewater system would be constructed on the same property. The Kedron Brook runs along the northern edge of the property and is in the 100-foot riparian buffer and floodway. As a result, the project was reviewed by John Broker-Campbell, the State floodplain manager, with a condition to remove any fill placed in the floodway during construction as soon as construction activity finished.

The Conservation Commission voted unanimously to approve the application as presented with the condition from the State floodplain manager to remove any fill placed in the floodway during construction upon commencement of construction activities.

**Motion passed 6-0.**

- B. T-5123-21; David and Martha Nixa;** Construct 26x24 detached garage and request waiver to setback.

The application was removed from the agenda at the request of the Chair of the Conservation Commission since the proposed construction is not located within a critical area buffer or floodway. It is only located in the 100-year flood zone.

- C. **T-5130-21; Alex & Sarah Rozek;** To construct a 3,427 SF detached accessory with associated utilities, landscaping, parking, and access off the existing driveway  
Renovation of existing farmhouse.

The applicant's agent, Brad Ruderman introduced the project to the board. The proposed accessory garage with upstairs apartment unit would encroach partially into the 100-foot wetland buffer. The wetland planting enhancements approved with the last application for the pool and pool house would remain and as such no further wetland plantings are proposed with this application.

Conservation Commissioners asked questions about the siting of the accessory garage and apartment unit, and if it was the only place, it could be constructed.

Brad Ruderman responded that the garage is proposed to be placed on the edge of the existing driveway that serves the farmhouse and the main house. Disturbing additional land to place the garage and apartment unit further back into the property would still require wetland buffer encroachments for access to get back to the area of the property that is completely outside of wetland buffers.

Some members expressed concern over the location of the structure. He did not think the structure should be placed in the wetland buffer.

The commission discussed the application and the class II wetlands that are delineated by Rebecca Chalmers, DEC. The property was surveyed by Brad Ruderman.

Byron Quinn and Bo Gibbs recused themselves from voting since Byron Quinn is an abutter and Bo Gibbs is employed by the company that would be building the garage.

A motion was made to approve the application as presented.

**Motion passed 4-0 (Lynn Peterson absent, Bo Gibbs and Byron Quinn recused)**

#### **IV. OTHER BUSINESS**

#### **V. ADJOURNMENT Meeting adjourned at 9:15pm**

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