

June 22, 2010
Special Joint Meeting

A special joint meeting was held on June 22, 2010, at 7:00 P.M. in the town hall, Town of Maine, 12 Lewis Street, Broome County, New York.

PRESENT:	Planning Board	Zoning Board
Supervisor: George Ludington	Chairman: Leland Gayne	Larry Maier
Councilman: Ernest Palmer	Elizabeth Coyne	Ellen Vachon
Councilman: Roger Congdon	ADHOC:	Gerard Lenzo
Councilman: Todd Rose	Howard Harman	
	John Zunic	

Also present was Diana Lenzo, Planning and Zoning Secretary

Absent: Robert Bullock

The meeting was called to order at 7:00 P.M. all joined in the pledge to the flag.

Councilman Congdon made the motion to accept Marissa Roe to the East Maine Fire Company for membership. Councilman Palmer seconded. Vote: all ayes. Motion carried.

Supervisor said that there had been a firefighter injured on the corner of Rt. 38B and Rt. 26.

He also talked about a picture that had been on the wall behind the town board bench. He stated that there was a trial in the room and a district attorney asked that the picture be removed because it could be an influence on the trial that was going on. It was discussed that the picture really should be given to the fire company as it was a fireman's picture that was there.

Mike Atchie from the Chesapeake Energy Corporation was here with slides of their operations. He stated natural gas is a very clean gas. There are 8,000,000 vehicles operating on natural gas today. Only 2% of them are in the United States. That figures to be 150,000 users here. They employ 8,300 people and are looking for more. They employ 1,100 in Pennsylvania alone.

Mike discussed about how the drilling is done and how the horizontal drilling is the best. They can do only one well where as with the straight down it would be 36 smaller wells. When they drill it would be 7 days a week for 24 hours a day for the average of 16-30 days or until the well is completed. He had brought pieces of the pipe they use. It was very heavy and very thick. He stated that there are five or more layers of protection installed in the walls to isolate the well from surrounding strata and protect the ground water and environment. Water is mixed with sand and chemicals and pumped into formation under high pressure. That fractures the shale and releases gas. It is completed in days. They use 5.6 million gallons of water per well. They have been getting water from the Susquehanna River Basin. They are limited as to how much they can take from the river. They do recycle the water almost 100% of what they use. They never leave it in a pond or open to the environment.

The roads were the next concern. Mike stated that they have spent \$10,000,000.00 on roads in Pennsylvania and they will be spending about \$10,000,000 more. He stated that they put down a 24" base for the roads then resurface it. They are talking to both Broome and Tioga County about road maintenance agreement.

Everyone will know where the wells are when the permits are issued. They will make a three acre pad and when they are done, the pad will be an acre. They are working on reducing the number of trucks on the road, and they will use the topsoil that they dig up to put on the berm. They have 55,000 permanent jobs, and an estimated 108,000 total jobs. Their economy output of industry is 10 billion dollars annually. Their project for 2010 is to have 20+ rigs and over 1,100 wells.

At 8:05 Mike left the meeting

At this time the meeting was turned over to Councilman Todd Rose. Todd stated that he had talked to the DEC. They will be back to re-inspect the junkyard because they had some violations last year. They will come back with a report before the July meeting. He told about a fire they had there a week and a half ago. He stated that they told him a gas tank caught on fire. He talked to the fire chief and he told Todd that by the time they arrived, the fire was contained and he did not go up to the fire to look at it. Todd had a picture of it and it was emailed to the DEC. Ellen stated they had been a fire there two weeks earlier too.

Shelly took Todd down on the property next to hers to show him the cars she claims are on the neighbors property. Todd and Dan then went down to see the cars. Dan went to see the neighbor, Renee. Renee wasn't home so he spoke to her mother and she stated that basically, Shelly wants to speak for the whole neighborhood, and they just want to be a good neighbors. Renee and Don will get together and have the land surveyed and see where the line really is. Don and wife were in to see Dan and they are trying to be good neighbors and to clean up the cars they have. Ellen stated that this is certainly a junkyard. They have cars, a 6'X7' high stack of tires. There are piles of junk. That is a junkyard. Don stated that there would only be a racecar and a dump truck he uses to go get firewood. He stated they would be gone by July 1st. Dan will then go back and see if all is done. Ellen then talked about the number of cars the junkyard can have on an acre of land.

Nancy stated that if Lantz's are shut down there is going to be more junk and trash than ever along all of these roads where there isn't a house. Last year she and her kids picked up enough trash and junk on Kay Road to fill up one of the town's road trucks. That didn't include the tires they picked up. Once this was done then they started to dump along an excess road that leads to a field. If there is no place to take their junk, they will just dump it all along these back roads.

It was then stated that five families had their property taxes lowered by 25% at grievance day because of Don's property and the trailer next to Mike O'Donovan's. Shelly Stoddard, Charles Hoskins, Michele Sheppard (Renee McGuinnis), Robert Juicer, and Mike O'Donovan all had their taxes lowered. Mr. Loparco on Main Street stated he also had his property taxes lowered by 25% because of the wood business behind him. Ellen then stated that she will be down next year to get hers reduced because of the wood chipping business on Fredericks Road.

Joe also stated that Myron is not complying with the Planning Boards regulations. He was told that he does live in a B1 district, not a residential district and he also knew that the gas station was there before he ever bought the property and house. Joe stated that Myron cannot have an open air business.

Ellen stated the attorney had suggested that Dan write a letter to shut him down. Dan stated that Myron had put up a rubber-matted sound barrier to cut down on the noise for the neighbors. Ellen stated that she was in the bank parking lot and the noise from the wood business was still so loud that she could hear it was even over the noise of the cars on rt. 26. She stated that she still has not gotten her interpretation request she had from the last meeting. She believes Myron is manufacturing at the wood business.

Joe stated that when the wood business was going to be voted on, not one person from the Planning Board had been to the site to see what was going on, yet they all voted on it!

It was argued that the wood business is no different than a lawn mower. Joe than asked if the wood business in Union Center is going to be governed as Myron is? He was told that the wood business is going to be putting up a barrier and a building for machinery.

Ellen stated that Mr. Darling was chipping yesterday and many times before that. She is going to take pictures every time she sees them there. She also stated that he has been taking loads of shavings out in a trailer. She has seen this two times.

Larry stated that the log pile keeps growing. First they had a load then another load then another. They must be going someplace.

It was also discussed if a site plan comes in and something is wrong with it Dan should sit down with the applicant and go over it. Dan did a sample of a check off list and gave it to Todd. Todd now has it.

Respectfully submitted:

Date approved:

Nancy Rutkowski, RMC, CMC