

# **Town of Meredith Planning Board**

## **Regular Meeting**

### **March 1, 2010**

Present members: Will Outsen, Sue Dapkins, Christine Alexander, Bill Turick, Patrick Rider, Jessica Rall.

Tom Evans from the County Planning Board

Outsen called the meeting to order 7:14 p.m.

#### **Minutes.**

February minutes were reviewed.

The sentence, "public hearing will be closed" on paragraph 3 of Old Business was discussed concerning SBA [Ref. # 09-07].

Rider motioned to accept Feb. minutes with no correction except a typo.

Rall 2<sup>nd</sup>. Vote called, Passed unanimously.

#### **New Business.**

A. Catskill Watershed Council is holding a training: March 10, 2010 at 8:30 a.m. at LaCabana Restaurant in the village of Fleischmanns.

B. A letter from Watershed Agricultural Council (WAC) informed Town of Meredith of a proposed Deed of Conservation Easement for the property owned by John F. & Diane Komosinski to be purchased for the purpose of protecting the water quality in the NYC watershed, while protecting agricultural and forestry lands.

Two comments were generated from discussion and review by the Board:

1. Incorporate language into the contract that WAC would consider utility easements beneficial to the Town of Meredith in the future.
2. Make sure there is enough area in the buildable section (3.4 acres) for a secondary septic.

C. New York Land & Lakes, Inc. (L&L) resumes application for subdivision of Meridale Farms (parcel Map # 82-1-1).

Evans presented the Board members with copies of, Part 3 – Evaluation of the Importance of Impacts, and the Scoping document for the Meridale Subdivision, for review. After March 3<sup>rd</sup>, copies of the Draft Environmental Impact Statement (DEIS) will be provided for all members to review. The DEIS was promised approximately 3 years ago.

Notes of Interest:

- L&L is proposing to subdivide approximately 1100 acres of former Meridale farms (parcel Map # 82-1-1)
- The land no longer has an Agricultural Exemption.
- Housing density has decreased from original proposal.

- A scoping document was prepared which included input from various impact agencies, DEC, DEP, DOH
- A public scoping session was held in Sept. 2006. A final scoping document was adopted in Nov. 2006.
- In 2006, the previous Board went through SEQR and issued a positive declaration.
- The DEIS coming March 3<sup>rd</sup> is 1700 pages
- Studies performed by L&L engineers will need to be reviewed/verified by Planning Board, with help from various agencies.
- L&L will be providing an estimated total cost of the project according to SEQR procedure. 2% of the value will be placed in an escrow account for use by the Planning Board and representatives to review the DEIS and EIS
- The Scoping Document does discuss in detail the Meridale Farm subdivision.
- The need for a consultant to assist the Board was raised.

### **Old Business.**

SBA [Ref. # 09-07] A letter was not sent to SBA informing them the Board needs a timely response to bring this project to closure. Outsen called Marc Goldberg, representative of SBA, and had a phone discussion. Goldberg said they were gathering alternatives to the cell tower project concerns. Outsen then emailed Goldberg the following email:

*From: willout51@hotmail.com*

*To: mgoldberg@phillipslytle.com*

*Subject: Special Use Permit*

*Date: Mon, 15 Feb 2010 07:34:05 -0500*

*Marc: As a follow up to our conversation on 2/12 the Meredith Planning Board will consider the current SBA special use permit application for a Telecommunications Tower at Gesell Road withdrawn from consideration at this time. As we discussed would you send me a letter to confirm our conversation. Thanks, Will*

### **Public Comments.**

None

Alexander moved to close meeting

Dapkins 2<sup>nd</sup>

Meeting closed 8:55 p.m.