

# **Town of Meredith Planning Board**

## **Regular Meeting**

### **April 5, 2010**

Members present: Outsen, Vogt, Turick, Alexander, Dapkins, Rider, and Rall.  
Tom Evans from DCPD

Outsen opened the meeting 7:07 p.m.

#### **March Minutes.**

Amendments were made. Dapkins moved to approve amended March minutes, Rall 2<sup>nd</sup>. Vote called. Passed unanimously.

#### **New Business.**

Dave and Marcia Beers came forward. [Ref. # 10-02] requesting a Boundary Line Adjustment.

Sender, Marica Beers (tax # 35.3-2-20) will allocate  $\frac{3}{4}$  acres to Receiver (tax # 35.3-2-19)

The  $\frac{3}{4}$  acres must be surveyed

Copies of Sketch Plan map will be provided, hopefully at the next Planning Board meeting.

Alan Lord [Ref. # 10-01] came forward, representing Meridale Farms subdivision.

Lord gave an overview of project and DEIS.

Project was started in 2006

Project includes approximately 1100 acres

Scoping document was formed in 2006

Studies were made the last 3 years to fulfill the scoping document

A 1700 page DEIS was given to the Planning Board the middle of March 2010. Date of receipt for commencing review was 4/5/10

Number of lots has decreased to 99 lots plus 2 lots to be dedicated to the Town and for the Fire District.

Outsen asked Lord to explain the project value differences offered in 2006 (3.5 million dollars) and 2010 (2.4 million dollars).

Lord answered, the 2006 cost included the price of property plus improvements. The 2010 cost included assessed land value and improvements.

Outsen explained that SEQR states when determining fees of project costs should include purchase price or assessed value, whichever is higher plus any land improvements such as electric, roads, and storm water management.

Vogt verified that the initial 2% escrow deposit review fund could be exhausted very easily in review of this project.

Vogt verified that L & L would receive leftover funds from the escrow.

Gavin Ralston, from public, asked if the Town of Meredith was responsible for road maintenance. And, if DCEC or NYSEG was responsible for electricity on Meridale Farms.

Lord answered: A Homeowners Association will be responsible for maintenance and there will be joint service provided by DCEC and NYSEG

Dapkins asked: What if sell some of the lots and run out of money, does the L&L covenant protect the projects members and the community members?

Lord answered: He thought so, and please remember these questions are to be answered after the first step of accepting L&L's answers adequacy to the scoping document is taken.

Evans reaffirmed: The step to consider now is whether or not L&L has answered the scoping document questions adequately, the DEIS is complete.

Dapkins asked if the answers can be professionally researched.

Evans affirmed, the Planning Board can hire a consultant

Outsen suggested all members read the first 140 pages of DEIS, then they divide the sections between the members to make sure the questions have been answered. This was agreed on. Outsen will review section 1-3; Vogt, section 4-6; Rall, section 7-9; Alexander, section 9-11; Turick, section 12-13; Dapkins, section 14-16; Rider, 17-21. A special meeting was set for April 22 at 6:30 p.m. to discuss sections reviewed.

Lord stated that the first 140 pages answer all the questions. The following sections are backup as to how the answers were provided.

Evans gave a timeframe: The Board has 45 days to deem DEIS complete according to SEQRA. The Board can ask for an extension. Once deemed complete, the Board has 30 days to inform DEC, the public, and agencies. A public hearing will need to be decided on by the board. Agencies can request an extension to review the DEIS.

The Board will then again review the draft for accuracy, along with the public.

Outsen suggested sending a letter to consultant firms. After discussion, it was decided to start Planning Board review and then determine the need for consultants.

Rider asked Lord to include the cost of DEIS, ballpark range of \$200,000.00 and any other costs related to the draft into the project costs (i.e. improvement costs). Also, Rider asked who will manage the escrow fund? Capouya said it would probably be the Town Clerk.

Alexander mentioned the importance of walking the property with Lord. All agreed.

### **Public comments.**

Anne Marie Garti reminded the Board to understand the Scoping questions so know if the answers found in the DEIS pertain. Also, Garti pointed out the many resources available to research concerning projects this size. E.g. Pace Law School Land Use Law Center.

Hamilton and Ralston commented on the fact that other Townships can be contacted to learn from their past experience with large developments.

Evans asked Lord if L&L could provide new costs by the 4/22 special meeting. Lord answered in the affirmative.

Rider asked for the SEQRA definition of the word "completion"

Evans read from SEQRA "adequate with respect to its scope and content for the purpose of commencing public review."

Rider asked Evans to provide water/drainage/septic information at the 4/22 workshop.

Dapkins moved to close meeting

Alexander 2<sup>nd</sup>. Vote called. Passed unanimously

Closed 8:50 p.m.