

**TOWN OF KENDALL
PLANNING BOARD SPECIAL MEETING MINUTES
MONDAY, OCTOBER 8, 2012 – 7:00 p.m.**

Chairman Gray called the meeting to order at 7:05 p.m.

Attendance: Chairman Gray - present
 Jeff Conte - present
 Phil D’Agostino - present
 Bruce Newell - present
 Joyce Henry - present

Also present: Ishbel and John Lennon, Art and Sandy Peragine, Bonnie Anne Briggs, Sandy McAllister, Dixie Mayes, Dan and Missy Pixley, Supervisor Gaesser, Dave Wegman, Jon Wegman , Matt Tomlinson, Mike Schaffron (LaBella) , CEO Hennekey and Recording Secretary Bakutis.

Chairman Gray described how the final review process will be conducted for the Troutburg Project.

Public Participation: None

Final Review of the Cottages of Troutburg Site Plan

Additional Information to the Site Plan Documentation submitted by The Wegman Group and Marathon Engineering:

1. Width of roads for both one way and two way roads will be 20 feet increasing to 26 feet around fire hydrants.
2. Angled parking spaces have not been updated in latest version of plans. Plan updates are being worked on.
3. The latest plan for the fire hydrant locations is complete and a copy has been submitted to the Morton Fire Department for its review.
4. Matt Tomlinson hasn’t had confirmation from the DEC regarding the requested 750 foot long sewage treatment waste water discharge.

Mike Schaffron requested a global analysis be provided.

Consistency with the Town of Kendall Master Plan

The Planning Board reviewed the following areas of the Master Plan.

Residential Development Policies
Commercial Development Policies
Cluster Development Policies
Coastal and Inland Water body Policies
Wetland Policies
Floodplain Policies
Drainage Policies
Sewage Disposal System Policies
Transportation Policies
Recreational Policies
Open Space Policies

Planning Board member Joyce Henry motioned to declare a determination by the Planning Board that The Cottages at Troutburg Project is consistent with the Comprehensive Master Plan of the Town of Kendall, and that such determination will be presented to the Town Board. The motion was seconded by member Jeff Conte. Chairman Gray called for a roll call vote, with the following results:

Jeff Conte	aye
Phil D'Agostino	aye
Bruce Newell	aye
Joyce Henry	aye
Paul Gray	aye

Chairman Gray declared the motion carried.

Matt Tomlinson addressed the green spaces of the site.

Pedestrian circulations and open space in relation to structures:

- Walkways: Dave Wegman stated the plan is to mirror State Parks, trying to preserve as much natural habitat as possible, but safety is the top concern.

- Golf carts will be electric, will have governors to limit speed to no more than 10 mph., and will not have horns or backup beepers. No ATV's or four-wheelers will be allowed.

Traffic Circulation:

Ingress and egress will be through two separate entrances. Loading and delivery areas will be at the South entrance before the gate. Delivery trucks will not be allowed within the community. Mail delivery will be at the South entrance across from the trash pickup area, including space for package delivery. Residents will make arrangements for deliveries with FedEx, UPS, etc. There will be a call box at the gate to announce deliveries.

Access by emergency responders is being worked out with the Morton Fire Department, and police departments will have to have access. A Knox Box system is being proposed.

Parking Areas:

There are approximately two and one half spaces for each cottage. Overflow parking is located near the South entrance in the pole barn area. Handicap spaces will be provided where required by Code, and will be provided on a request basis.

Public Water:

Discussed flow rates for upstream and downstream customers and possible impacts to surrounding residences.

Public comment about water concerns was allowed. Mike Schaffron, Matt Tomlinson, and Councilman Joseph answered public concerns. A dry hydrant will be placed in the pond located on the southeast corner. There will be seven MCWA hydrants throughout the development. An additional hydrant is being proposed in the main line. Hydrants as required by code will also be placed along the developer's water lines. Hydrants will be color coded to distinguish between MCWA and private water line hydrants. A single hydrant flow test was done last October by the Morton Fire Department. Chairman Gray had spoken with Gary Zinsmeister of the Fire Department. He is satisfied with the amount of water available for fire flow.

Conditions for Chairman Gray:

- Determine flow of hydrants with final engineering calculations.
- Verify actual flow rates once constructed.
- Determine responsibility to maintain hydrants and how often they will be tested.

Signs:

Road and house numbers

Board agreed to allow signs of neutral background color with reflective lettering and numbering.

Buffer strips: Width of buffer to be 50 ft. wide as identified on landscaping plan. Thorny bushes to be added to buffer strip on the northwest corner. Board has no problem with south end. Bruce Newell abstained from comment, because he is a resident.

Lights:

The Wegman Group will place lights on the stairs leading to the beach area. All lighting within the development will be downlighting and shall not spill onto neighboring property. The sign at the main entrances shall be lighted year round for identification for emergency personnel and guests of homeowners. Additional lighting shall be placed as required in the pool area and other areas required by Code Enforcement.

Bruce Newell motioned for adjournment, seconded by Joyce Henry; all ayes. Chairman Gray adjourned the meeting at 10:24 p.m.

Respectfully Submitted,

Tammy Bakutis
Recording Secretary