

TOWN BOARD MEMBERS PRESENT:

Steven J. Walters	Supervisor
Michael Quinn	Councilman
Cheryl Potter-Juda	Councilwoman

ALSO PRESENT: Catherine A. Rybczynski, Town Clerk  
Walter Rooth III, Town Attorney; Mary Dosch, Sr. Account Clerk; Sarah desJardins, Planning Consultant

Supervisor Walters calls the meeting to order at 6:05 pm

Sean Hopkins comments that he was at a Work Session in June of this year to give the Town Board a brief update on his project on McKinley Pkwy between Newton and Boston State Road. The site is currently zoned R-A which allows for agricultural and single family homes. They are proposing to rezone the site to PRD to accommodate a clustered subdivision. Basically since he was here last the project has changed. They have eliminated the lots shown along the frontage of the property. They originally started at a density of 60 units and they are now down to 45 units on an approx. 2.9 acre parcel. The density is now only 1.5 units per acre. Throughout the lengthy process they have been in discussion with two individuals, Tom and Jane Johnson, that have had a long history of flooding there. Glen Wetzl has worked closely with Chris Wood, Project Engineer, and they have added extra detention areas. He shows the plans and explains how this will work to improve their drainage situation. The PRD zoning would encourage 40% greenspace and they are now at 60% greenspace. They have made a lot of progress in terms of the environmental review and no notified Agencies have expressed significant concerns. There are still residents in the immediate vicinity that aren't necessarily pleased with the project but they have tried very hard to make an effort to improve the project based on their input. This is privately owned property and in the absence of this project the owners will probably divide this up as frontage lots and they would end up with 14 or 15 large lots fronting on McKinley. If it was sold off as lots they will also clear the vegetation.

Supervisor Walters questions if they have presented the new plan to the surrounding homeowners and what the response was.

Mr. Hopkins comments that the neighbors have a hard time believing that the improvements will be made.

Ms. desJardins comments that it is hard to tell the general public that if land is built on that it will actually improve their drainage.

Mr. Hopkins comments that regardless of whether the Johnsons were there or not they would have an obligation, under the law, to design their system for a 100 year storm event. In order to go far beyond that and improve the water that already crosses the site they have added extra detention facilities. What happens is that the water is diverted into the detention facilities and then, by controlling the pipe as the outlet for the water that is held there, the water is gradually discharged as opposed to running right through the site.

Supervisor Walters questions if there is a stormwater system on Route 391 or will it divert across the street into the creek. Once it leaves the property where does it go?

Mr. Hopkins shows on the plan where it crosses over and goes onto the golf course. They agreed in writing, if the project is approved, to improve the drainage and that will cost thousands of extra dollars to do that.

Ms. desJardins comments that the Planning Board vote was 4 to 3 against this. She will get Mr. Hopkins the minutes from that meeting, after they are approved, because both sides laid out their arguments.

Mr. Hopkins comments that the Comprehensive Plan states that the Southeast portion of the Town is an appropriate area for clustering because they have to preserve the greenspace. They would agree to sign a conservation easement to ensure the greenspace would never be developed which is almost 60% of the property. If the rezoning gets approved they still have to go back to the Planning Board for the subdivision approval process.

Supervisor Walters requests the aerial photos.

Supervisor Walters comments that he has one late resolution for a transfer of appropriations to cover the annual audit. He then states that they had scheduled a meeting with the Unions on Health Care but they did not have all the information from the different options that they were looking at. He was hoping to have something at this meeting for them but it is taking more time for some of the carriers to get back to him than he thought. He plans to meet with the Unions by the end of this week to try and get that cost down. There is a resolution to hold a public hearing to go over the tax cap. They need to start the process to override the tax cap now. The preference would be to not do that but this is a plan for the worse and hope for the best scenario.

### 1.

On a motion of Supervisor Walters, seconded by Councilman Quinn, the following resolution was

ADOPTED	Ayes	3	Walters, Quinn, Potter-Juda
	Noes	0	

**RESOLVED**, that the Town Board move into Executive Session at 6:22 pm on a Personnel Matter in the Police Department and Pending Litigation.