

TOWN OF GREENFIELD

PLANNING BOARD

May 14, 2013

REGULAR MEETING

A regular meeting of the Town of Greenfield Planning Board is called to order by John Streit at 7:00 p.m. On roll call, the following members are present: Nathan Duffney, Michael Gyarmathy, Thomas Siragusa, John Streit, and John Bokus, Alternate. Tonya Yasenchak, Andrew McKnight, and Stan Weeks are absent. Charlie Baker, Town Engineer, is present.

MINUTES – April 30, 2013

MOTION: B. Duffney

SECOND: M. Gyarmathy

RESOLVED, that the Planning Board waives the reading of and approves the minutes of April 30, 2013, as submitted.

VOTE: Ayes: Bokus, Duffney, Gyarmathy, Siragusa, Streit,

Noes: None

Abstain: McKnight, Weeks, Yasenchak

DISCUSSION

J. Streit states that T. Yasenchak had asked him to discuss with the Board whether we should have a meeting on May 28, 2013. However, we have two large projects before the Board tonight and we would not be able to address those for another whole month if we don't meet. L. Fiorino states that the Boardroom will be in use by the Board of Assessment Review that night so the Planning Board will have to meet elsewhere. Board consensus is to meet on May 28, 2013.

PLANNING BOARD CASES

JAMES BRUCHAC – Special Use Permit

Middle Grove Road

Phaedra Stasyshyn and James Bruchac are present for this application. A public hearing is opened at 7:12 p.m. J. Bruchac states that it has been about 15 years since they received their original special use permit, they have grown over the years and they eventually purchased the property from one of his aunt's. He states that basically they are working within their special use permit, they have continued to grow and are trying to continue to increase the program that they are offering, stay within the guidelines and make sure that they meet code. They have made some changes, renovations, parking lot, etc. They would like to try to continue doing what they have been doing, but also making sure that they are sticking to the rules. J. Streit asks if it is his understanding that the main idea of this is for the after-school program. J. Bruchac states yes, this is how it started, how they looked at the original special use permit and decided that they needed to come in to the Town. P. Stasyshyn states that the after-school program will cap at 24 students, it will run during the Saratoga School District's calendar, only when school is in session and not operating on snow days, etc. Most children will come through regular bus service and the program will run from about 3:00 to 5:30-6:00

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p.m. She states that currently her two children are dropped off by the bus so she knows that the Saratoga buses can stop there. Some students may be dropped off by parents. She states that she will be the only instructor for the after-school program for the next year, probably two, so there will only be 10 to 12 kids. The idea is that kids are indoors all day; once they arrive they will be inside for a short period of time until all the students arrive and then they will be out in the woods, hiking, etc. They are looking for Monday through Thursday or Tuesday through Thursday, and eventually for 4 days. They may start with just the 3 days. Number of employees is one to start out and then cap at 3. They will be certified through the Office of Child and Family Services. There will be no before school or vacation programs. P. Stasyshyn reiterates that this application is for the addition of the after-school program and then also for some changes to the original special use permit changing hours, days of operation, etc. J. Streit reads two letters into the record: one from Jack Lynch in support of the expansion of the program and hours; and one from James Smith, in support of the application, stating that he has taken part in many of their events and believes that the programs are of great benefit to the community. Sherry Waldron, Middle Grove Road, lives directly across the road and she is very concerned about impact to traffic. She states that she has no problem with education and educating children, she thinks that the program that they have is great. She does have a concern as to how it is going to affect her property. She wants to know if there are guidelines for the expansion of the parking, there was noise from heavy equipment, were permits applied for and issued, etc? What is the volume, who monitors and enforces this? J. Streit asks if her concerns are parking, is there an adequate amount of parking, and also volume of traffic. There being no further public comments, this public hearing is closed at 7:15 p.m.

J. Bruchac explains that the modification was made when his grandmother died. They had to reapply for what they had already been doing. There were no modifications to the program. What was modified was that they were taking over control. P. Stasyshyn reads from the March 28, 2001 letter reapproving the continued operation of the Ndakinna Wilderness Project. She states that what they are asking for has changed, and it has been over the course of the 12 years, and they have improved it by having buses instead of people driving themselves. They want to make sure that they are up-to-date with the Town. The programs are now full. J. Bruchac states that the pavilion was built for the Community Garden and is mostly used for that. They do use it sometimes for their programs. He states that he realizes that the pavilion faces the road and they would like to screen it some more from the road. P. Stasyshyn states that they are considered to have a parking area and not a parking lot; G. McKenna came and measured that area. The measurements did not equal a parking lot. Greenfield does not have parking lots, they have parking areas. J. Streit states that there were some questions about water and septic, and we have a letter from a consulting engineer. Gary Robinson, P.E., states that they have a well that is located to the back of the building. It is an artesian well, it pumps 7 to 10 gallons per minute and the motor was replaced about 10 years ago. It runs into a typical home system, there are 2 ½ bathrooms inside. Most of the programs that are held are during the summer and they get port-a-johns for those so there is not a lot of water use or people inside. He does not see any issues with the water system. As to the sewer system, the last that it was looked at was 5 or 6 years ago, they put in a new septic tank, moved it further away from the well. He states that he spoke to the group that built it and it is an infiltrator system, there are three lines there and the capacity is about 360 gallons per day. He states that he went through and looked at the worst day that they have, which is when they have concerts there, for about 5 to 7 hours they may have up to 95 people there. Most of the things they do are outside and people are using the port-a-johns on site. He does not expect anywhere near 360 gallons being used any of the days that they are there. M. Gyarmathy asks that the only thing additional to what they are doing right now is the after-school care in the afternoons. He asks if at any time they have had to park cars on the side of the road. J. Bruchac states that only once or twice, it is pretty rare. He is not fond of people backing out on to the road. P. Stasyshyn states that during the public auction, their fundraiser, and that number of people fluctuated during the day. J. Bruchac states that it is rare that they do not have enough parking. He states that the parking in the field is "just in case", they do not consider that parking. B. Duffney states that S. Waldron brought up the traffic flow. He asks what the applicant expects for more vehicles in and out. P. Stasyshyn states that they have been growing over the 12 years, so there is not going

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to be a huge fluctuation. They have been using and will continue to use exactly what is there. They have people who car pool, they have buses that come for the field trips and a lot of the parents who accompany field trips come on the buses as well. B. Duffney states that then there should not be a whole lot of traffic in and out. P. Stasyshyn states, not at all. She states that they have sufficient space for parking on the grass from the edge of the garden where the fence is. B. Duffney questions that they are planning on putting in some additional coverage out front. J. Bruchac states that they were discussing that. P. Stasyshyn states that at this time of the year there is coverage there. B. Duffney states that he helped with the community garden, there was noise from the equipment and he believes that he was there for 2 days. J. Bokus states that S. Waldron had a question about who will monitor traffic and parking. He states that he does not think that any business or operation in the Town has any monitoring. T. Siragusa states that no one monitors, but there are violations so the building inspector could come out if someone complains and issue a violation if they were to violate any limits that were granted. He states that we rely on neighborly trust. He states that the Board always suggests having conversations with neighbors, be really clear about what your intentions are. No one is going to be out there looking to see if there are seven cars or ten cars, or where there two buses today or ten buses today. He suggests that if they are going to have an event such as their annual fund raising event, that they approach the neighbors ahead of time and let them know what is going to be taking place. T. Siragusa states that the applicant has stated tonight nothing is going to change, but maybe the applicant could provide some actual numbers of what they think the actual traffic volume is today and what they think it is going to be next year. P. Stasyshyn states that she does not know if the public has copies of what was given to the Town as far as their expansion. T. Siragusa states that it is all publicly available, he does not know if they have it or not. S. Waldron states that she does have it and it states that they are going to go from 150 to 300; they are looking to expand hours and days. She says that if they are saying that this has already taken place then they have already exceeded what they were approved for. T. Siragusa states that that does happen and we do ask our residents who are running businesses to come in and make changes and be clear about what their intentions are. He asks if the applicant would commit to additional screening. P. Stasyshyn states that if the Board tells them directly what is being asked of them they will address that. C. Baker states that SEQRA is not required for this. He states that he still has a concern with the water supply system. He states that in the information that the applicant is providing they state that they would have up to 30 children in the after-school program during the school calendar year. So the school calendar year exceeds 60 days. He feels that this would still qualify as a public water supply system, and in reading the Department of Health letter it specifically says that "25 individuals daily at least 60 days out of the year", and the applicant is exceeding that. P. Stasyshyn states that they want to revise the request to 24 students and that is where they would cap it and she has shared that information with the Office of Family and Child Services.

RESOLUTION – J. Bruchac, Expansion of Special Use Permit

MOTION: J. Bokus

SECOND: B. Duffney

RESOLVED, that the Planning Board approves the request of James Bruchac for an expansion of the original Special Use Permit for the Ndakinna Education Center, 23 Middle Grove Road, TM#151.-2-80.114 as follows:

- **Number of students to be capped at 24**
- **Traffic being limited to incoming and outgoing at the hours between 3:00 p.m. and 6:00 p.m.**
- **Additional buffer of trees to be planted**

P. Stasyshyn states that there are two parts to their request – one is for the expansion of their current offerings and the other is for the after-school program. The Board has the details for both in the application. J. Streit states that we are just voting on additional and anything else will be reviewed with the Code Enforcement Officer.

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VOTE: Ayes: Bokus, Duffney, Gyarmathy, Siragusa, Streit,
Noes: None
Abstain: McKnight, Weeks, Yasenchak

P. Stasyshyn reiterates that this is not what they were requesting; it is not the entire request. J. Streit states that they have to leave this as unfinished business and put it on the agenda for the next meeting, because the note that he was given by the Chair did not include that aspect of it. J. Streit apologizes that he did not have notes that would cover that portion of the request, so the Board will table the remainder of the request to the next meeting and address this in full at that time. He states that in fairness to the public we would have a public hearing scheduled for that. C. Baker states that he has no more concerns regarding the project.

CASEY CORNELL – Minor Subdivision

South Greenfield Road

Casey Cornell and Jim Vienna, Surveyor, are present. J. Streit explains that the Planning Board had approved this project in the past contingent upon the purchase of neighboring lands that would allow for the additional frontage. The applicant has been to the Zoning Board of Appeals and has received an area variance for frontage. J. Streit states that he received a phone call this afternoon from someone who indicated that the purchase is still a possibility. J. Vienna states that seeing as they went to the Zoning Board and were granted the variance, they would like to proceed as such. J. Streit states that it is just a matter of reviewing the revised plans then. J. Vienna states that they made a simple change to make lot 1A zoning complaint of 3 acres; he took 3/10ths of an acre off of lot 1B to add to lot 1A. That is the only change to the plan as this Board originally approved it. J. Streit questions that any changes would need to be made to the SEQRA. C. Baker states that the Board would just need to reaffirm it.

RESOLUTION – C. Cornell, Minor Subdivision

MOTION: T. Siragusa

SECOND: B. Duffney

RESOLVED, that the Planning Board reaffirms the SEQRA and re-approves the subdivision granted to Casey Cornell for property located at 77 South Greenfield Road, TM#138.-1-51.11.

VOTE: Ayes: Bokus, Duffney, Gyarmathy, Siragusa, Streit,
Noes: None
Abstain: McKnight, Weeks, Yasenchak

SKIDMORE COLLEGE – Special Use Permit/Site Plan Review

Daniels Road

Rob Fraser, LA Group, and Dan Rodecker, Skidmore College, are present. R. Fraser states they are here to present a proposed composting facility on a 38 ½ acre site with ingress/egress to Daniels Road. He states that the site is a meadow and a former tree farm. He provides some photos. The proposal is to use this as a composting site where manure would be taken. It is currently being stored at another location. He states that it is pretty much right down the hill, outside of the wetland adjacent area, and there will be a crushed stone access road approximately 12' wide. The site is relatively flat so it will not involve much grading and it will not require any clearing to put the road in. There will probably be a temporary construction access. He indicates on the plans where there will be a gravel area and then a pad, approximately 6000 square feet for the horse manure, lawn clippings, wood chips and perhaps some coffee grounds from the cafeterias. The resulting compost would be used by the College for fertilizing the campus. He points out the existing tree stands and states that the composting area won't be visible from Daniels Road. There are no utilities involved in this proposal. It will be less than an acre of impact and therefore they would not be required to

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submit a stormwater plan. J. Streit states that in T. Yasenachak's notes she has concerns regarding drainage and odors. J. Streit questions where the site would drain to. R. Fraser states that it is a relatively flat area so the drainage would stay pretty much within the surrounding pad. There isn't any defined drainage on the site, as it exists now. He states that they could calculate where the water is going, but it is not required. J. Streit asks if there is a paved area now or there will be. R. Fraser states that there will be, just the 6000 square foot asphalt pad. The remainder will be permeable. J. Streit asks the purpose for using pavement in the one section. R. Fraser states so that they can mix the compost and keep it from becoming odorous. J. Streit asks if there would be any food products from the kitchens other than the coffee grounds. R. Fraser states no, just coffee grounds. Right now they are concerned with using the facility for horse manure. Currently Skidmore College stores the manure in 30-yard containers and they have to take it off site. This will benefit the green practices as well as economics. D. Rodecker states that the stalls are cleaned everyday so it is mostly bedding, so from an odor standpoint you still get some odors. J. Streit states that there is a big difference in the odor from horse manure and cow manure. C. Baker states that the project is technically less than an acre, but he would like to see a stormwater plan for this because they are really close to an acre. He would also like to see a grading and drainage plan to show how the run off is going to come off of that gravel area. He would also suggest that we get some type of an operating manual describing basically what has been described in the application, the type of stuff that they intend to bring to the site, so that if there are problems in the future, complaints from the neighbors, etc., and the Zoning Enforcement Officer has to go out there, he would have something to look at and enforce. J. Streit states that T. Yasenachak's comments question whether we need to send this to any other agency for lead agency status. C. Baker states that he does not believe so, there are no other involved agencies and no permits required. B. Duffney asks if the Environmental Commission would like to look at it as this is compost and there are wetlands pretty much all the way around it. He states that the applicant is stating that the only thing coming from the cafeteria would be coffee grounds; there would be no food products, vegetables, etc. D. Rodecker states that they are not planning to and would be happy to put it in the plan. B. Duffney states that that could create other problems with raccoons, rats, etc. D. Rodecker reiterates that that is not the plan, that would require more maintenance. J. Streit comments that the applicant is only processing compost here that they currently process elsewhere in Greenfield. The only thing coming from the campus itself is coffee grounds from the cafeteria. D. Rodecker states that also yard waste, grass clippings, etc. J. Streit states that they would then use this composted material once the full period has elapsed. D. Rodecker states that they have no intentions of selling it, they will use it on campus for projects and maintenance. C. Baker states that all that information should be in their manual. J. Bokus asks where they send this material now. D. Rodecker states that Casella Waste picks it up and it is an expense for the College, and it is being used for compost somewhere else, he is not sure where but could find out. J. Bokus asks if they currently separate coffee grounds. D. Rodecker states that they were approached to do food waste, but didn't want to get into that. J. Streit states that coffee grounds are very good for Rhododendron plants. T. Siragusa questions what kind of traffic this would generate – deliveries, removal, turning. R. Fraser states that they will include that in their operating manual but that D. Rodecker is anticipating having a tractor on site to continue to do the maintenance of the compost, etc. D. Rodecker states that based on the size of this site, they will still have to ship some off with Casella. He would estimate the traffic once every couple of days. J. Streit questions that that would be from the stable area to this site. J. Bokus states that the traffic from Casella would be reduced. J. Streit states that we can schedule a public hearing for May 28, 2013. J. Streit states that there are some notes from G. McKenna emphasizing C. Baker's comments that this is close to an acre so that even though it is not legally required, he would like to see a SWPPP. C. Baker states that the applicant has an erosion and sediment control plan already, so it is really a stormwater narrative, grading and drainage plan. They would not be required to file an NOI.

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Fred McNeary, Jr. is present for this application. J. Streit states that this is a site plan review for a PUD which has its own special requirements. The applicant has a PUD that was approved and they are now applying for an amendment to that. F. McNeary states that Prestwick Chase was approved in the mid 1990's and they finished their first phase of construction, the main building is 168 units, in 1998. They have been operating ever since. The original PUD called for 168 units, a 9-hole golf course with a clubhouse, 120 bed nursing facility and 50 more cottages. They brought County sewer in which is located at the entrance and is the lowest spot in Greenfield. They also brought natural gas to this site. As the years have gone, nursing homes are kind of a thing of the past; it is next to impossible to get a certificate of need for a nursing home in this day and age. Most municipalities are trying to unload their nursing homes. The Town of Greenfield has gone into the golf course business and they recognized that they would be competing directly with the Town. The whole senior housing industry has evolved from the early 1990's; there are a lot of different avenues. In the old days you pretty much went straight to a nursing home and there were no other types of living. Now there is assisted living, there is enriched housing, there are adult homes and then there are, of course, still some nursing homes around. He states that they offer a number of services, not just straight apartments. They offer meals, housekeeping, transportation, a variety of activities, and a number of on-site medical services. They have visiting physical therapists, etc. They also have the activities side of things, which is anything from a simple, private social with some music to plays and other types of performances that are being performed at the facility. He states that he actually sat in a meeting a couple of years ago with Skidmore and they had someone who was explaining the flow of a campus and housing as a racetrack. The services for a campus are usually condensed in the center and then there is usually housing around the outer edge, and it makes it accessible to the entire campus, for the common areas. That is what they are trying to incorporate here. What they are talking about doing is primarily senior independent housing, but with all the services that would be inside their building, they want to turn the whole project inside out. What they have noticed is a need for more physicians on the premises. If they don't bring them in, all the residents are going to be going out and they provide a lot of transportation now and would be providing more, more wear and tear on the roadways, etc. They are trying to bring the services in. On this project, what you see is 300 more units of independent senior housing, primarily they are more of a condo or townhouse. When they originally built, they built 12 cottages – 6 buildings with 12 units. They thought that it would be nice to have great expanses. What they found was that seniors like to do a little tiny bit of gardening, not take care of much and then in the winter time they refer to where they live as the tundra because they are so far apart and spread out. What they are trying to do is keep it more confined, closer together. A couple of the buildings are different than the rest. What they are proposing there is that on the first floor of those buildings, not so much make it commercial but more medical or health related for their community. All the services that they are providing in the core building they would like to move out to the other building – the visiting physicians, the podiatrist, and the physical therapists. They have people right now, and there are about 10 of them, who go to physical therapy daily. What they are planning is to have a physical therapist on the first floor and there would be apartments on the second floor and you could take the elevator down. The other thing that they have recognized over time is that a lot of these senior communities have sprung up and they want to continue to be competitive. One thing that they have been getting from their records from when people come to look at the project is whether they have a pool or indoor pool. The community building would have an indoor pool, and room for resident council meetings, guest speakers, etc. They do have a room for about 100 people, but if they have the 300 units, they will need a larger space for people to congregate. He states that they would like to get the residents moving. He has residents in the main building right now who never have to go outside to go to dinner, for a performance, etc. If the weather is bad, they don't even come out of their apartments. They would like to get a flow of interaction with the existing residents and the new residents. He states that they recognize that it is more than likely that when these apartments become available, the real active, independents may come out into the new units. They have one resident left from when they first opened. Some resident's come in very active and independent, they digress over the years and they need more services. When they need more services, Prestwick does not provide that. He states that they tried having an adult home but it didn't work out, they wound up with a two-society type of situation. They did away with the adult home and went back to straight independent, and now people contract for services. They have home care agencies that come in and provide services. He states that there are times when residents

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require additional services and they have to work with the families to try to get them to go to another assisted living or some other type of community where they can get the proper services. He states that when you are dealing with any type of home care agency, they start charging from the time that they leave their home base, usually there is a minimum and that is usually a 3 or 4 hour minimum. What they are hoping to do is in one of the first floor units have a home care agency housed there, which would cut down on the costs for the residents who would be living independently, they can age in place and it won't cost them as much as having an agency come to them. F. McNearly states that another hot topic in town right now is the ambulance service. He states that they realize that Prestwick Chase as it exists now, out of 325 calls a year, 110 of them last year were theirs. They realized that they needed to do something and it is important to their community, and obviously important to the Town who wants to keep the cost down. They want a feature that will help their residents. Where they are coming out on to Daniels Road, they have proposed a piece of property for EMS services. He originally put this in the plans before the whole ambulance squad thing heated up and they were going to try to contract with an ambulance service. He has since proposed it, he would hope that the Town would take advantage of it and he would like to build the building and dedicate it. All of the roads are privately operated and taken care of. They currently have one gate and are operating as a gated community just this past year. They do not want it to be used as a short cut. Both ends would be gated to cut down on the traffic coming into the community. Out of the 168 units they have less than 57 cars. Out of that probably 5 of them haven't moved in months. He states that they are not actually adding a lot of traffic for the community, what they are trying to do is keep themselves in their community instead of out wandering around on roads. He states that this is primarily the idea. Their whole marketing approach has changed. He states that they have looked at where health care and senior housing started, where it has evolved to and where it is going. A big driving factor in the upcoming years is going to be the Affordable Care Act, Obama Care, and how it is going to affect the cost for senior citizens. That is why they are trying to bring health services into their facility. He states that in looking at most of the apartment complexes in this area, they offer you free cable TV and internet. What they are doing is buying it at a bulk rate, usually about \$17 or \$18, they build it into your lease at \$45, and they are still making a profit off of it. He states that what they are looking at doing, and he has talked with AARP out of Washington, they are calling it Club Med. When you move in \$5 of your monthly fee is going to go to providing medical service and co-payments to a physician that they are discussing would be on site. Instead of free cable, a certain amount would go to paying the co-pay to some physician that is on the premises. They would be collecting from private insurance and Prestwick would pay the difference on the co-pay. J. Streit asks for clarification on the boundary lines on the plans. F. McNearly explains. J. Streit asks if they currently own all the property involved. F. McNearly states that they do, they bought it in three parcels over the years. He states that they have all been combined under one parcel now. T. Yasenchak left a couple of questions for the applicant. The entrance from Daniels Road, there is an inside curve, there are some trees cutting down on the sight distance and J. Streit states that it would be best to have an engineer's statement of what the sight distance is and if the trees are to be removed. If they are not on Prestwick's property, do they have permission from the neighboring properties to remove them? Also, T. Yasenchak noticed that buildings 3, 4, 5 and 6 seem to be very near to the 50' setback. F. McNearly states that being a PUD, they put their own 50' setback in. They are close to it, but it is their own setback. There may be some grading involved to construct the buildings but the buildings would be outside that 50' buffer. J. Streit asks where the Lombardi farm is in relation to this property. F. McNearly points it out. He states that they have no interest in it but they do have a 60' easement on the Lombardi farm, he believes that was from when all of this was farmland. He indicates that it goes between the house and the barn and the two silos. J. Streit reads from T. Yasenchak's notes asking what will be the age of the new residency as senior is typically defined as 55 or older. F. McNearly states that it would be 55 or older. They found out a number of years ago after paying sales tax on the food they serve in their dining room, that any community that is 55 and older you don't have to pay sales tax to the State of New York for food. They went back and got a small rebate from the State. He states that the whole community is geared towards senior citizens, for example, originally they had tennis courts and those have been switched to pickle ball courts. Pickle ball is one of the fastest growing sports in the country right now. It's a little less strenuous, takes up about the same amount of space as a tennis court but it is played a little differently. He reiterates that the whole community is geared towards senior citizens. They cannot discriminate as far as

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lending, when they borrow for this development and say that they are only going to accept senior citizens, but it is a senior citizen community. The fees that are being charged, the services that are being provided – it does not lend itself to a family or to younger people. J. Streit questions the three story buildings and asks if they are aware of the 35' height limit. F. McNearly points out those that will be 3 story and states that they are aware. J. Streit states that this is an enormous undertaking with enormous engineering aspects to it. He questions if C. Baker has seen the plan. J. Streit states that he thinks that a public meeting is mandatory for this but we are way off from that. He states that first C. Baker has to have the opportunity to review the engineering plans, to ask and resolve some of the questions. C. Baker states that he is not sure what has been submitted but they will have to do a detailed stormwater drainage report, that is probably the biggest issue. Water and sewer are already there, but we will want to see a narrative updating projected flows, and make sure that everything that is in place is adequate and what improvements need to be made. The stormwater drainage and wetland delineation may need to be updated, etc. Discussion takes place about when to put the applicant back on the agenda as C. Baker will need time to review and then the applicant will need time to respond. J. Streit questions if we should schedule this for two meetings from now. C. Baker states that there is no harm in keeping the applicant on the agenda even though they may not have all the answers to all the questions. F. McNearly asks if the Board can have the public hearing right off the bat so they can address all those issues in addition to C. Baker's comments. T. Siragusa states this is tricky because we want to be able to provide enough information from the applicant so that the public can comment. The whole purpose is for the public to provide the Board with information that the Board may not be thinking about. If we don't have enough information it is just too early. For a big project like this, the public hearing may go on for more than one meeting. C. Baker states that the Board has to deem the application complete and the Board is not at that point yet. B. Duffney asks the difference in the terms that F. McNearly used – enriched, assisted and adult home. F. McNearly explains that with all those terms you are providing extra services such as hands-on, helping with bathing, meds, all the very basics – which is just one shy step from being a nursing home. He states that the biggest, most popular service that they have right now is the podiatrist. He is coming three times a week and is still booked out three weeks. He states that physical therapy has evolved in the use of aquatics and that is why they can justify having an indoor pool. B. Duffney questions that the units are going to be like condos. F. McNearly states that they are, more like a row house or town house. They will be connected with garages in the front and some sort of deck off the back. They tried to go two stories on the old cottages, one room upstairs that was intended to be more like a storeroom, and people don't use them. He is going to try to keep these at one story, because that is what the demand is for. B. Duffney questions if there is an issue with smoke alarms, detectors, etc., if one goes off in one part of the building, will it affect the whole building and does the call come to Prestwick's main office and then dispatched to the Fire Department. F. McNearly states that is a good question. In the present cottages, if one half goes off, the other half rings, yes. In the 8 or 6 plexes, they would also ring. They have not talked about central monitoring but more than likely it will be. The reason they do that, honestly, is that you are living in one of those units and you have seven other neighbors, and one neighbor is setting off the fire alarm every other week at 2:00 a.m., and then everyone has to evacuate. If they are not centrally monitoring it, they are probably still going to hear about it, but this way they can go back to that resident's family and say that that person is struggling a little bit, the other residents are getting upset with him, etc. C. Baker asks if they have thought about anything, fire protection wise. F. McNearly states that they are going to have sprinkler systems. C. Baker asks if they are going to be individually sprinklered. F. McNearly states that he has spoken to Dennis McConkey, he did the fire protection for the main building back 15 years ago. J. Streit states that the Planning Board tries to cooperate with the local fire district also, so if F. McNearly could have these plans presented to them for any comments. T. Siragusa states that he would imagine that this would be a phased project, so what is the vision for that. F. McNearly states that they are planning to put the road through first of all with the infrastructure and then start one area of buildings. That will give them some buildings to market, close to the core building, while it is still under construction and then continue through. The community center would be one of the first things built because it is where the pool is and it is an amenity that they would be offering. He states that he is hoping to have it complete in 2 years but it will probably be three. He states that one thing they have going for them is that they already have infrastructure in place and that pretty much the whole area is open, maintained fields. They do expect to run into a little bit

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of ledge in one place. T. Siragusa asks if there will be any additional dining facilities. F. McNearly states not at this time. What they are envisioning is the evolution of community. Everyone who is living in there now is getting meals. Their basic package is 10 meals a month and the most encumbering package is 30 meals a month. The dining room is pretty full right now. The new units will be getting basic services – use of the community center, activities, transportation, but no dining, and they don't want those people to come into the dining space. What will happen is that people who like to cook for themselves would move out into the new units and those will be less expensive than living in the main building with all the services. The main building would then become more need driven. T. Siragusa questions if they will be providing shuttle service. F. McNearly states that they are providing shuttle service, although they never planned on it. He states that if they have a performance, and the residents of the cottages have walked over, if it gets finished later at night, then they provide the shuttle back to the cottages. The cottages are currently a garage and a half, which was due to the original plan for the golf course with the other half of the garage set up with ventilation and an extra plug for charging golf carts. This was also so that they could access the community by golf cart. He thinks that there are only 2 golf carts right now that cruise around. M. Gyarmathy states that it sounds like they are going into more diverse clientele, so the 300 units are going to be the active people on the outskirts. They will be shuttled a little bit, but certainly more in and out traffic. The other buildings will house doctors, but not somewhere to go to eat, etc. F. McNearly states that he does not see anything along those lines. Right now in the main building they have a small "coffee shop" with some basic supplies in it. M. Gyarmathy states that he is wondering that the new people coming in will be a lot more active. F. McNearly states that they have kicked this around, but the issue that he sees is who is going to want to operate a small, either coffee shop or country store? They haven't really ruled it out, but he does not know if he could find anyone who would want to run it. He states that what they have noticed in the main building, is people come in, see that it is a beautiful place and can imagine themselves living there, but were not ready at the time and are now coming back. F. McNearly comments on the age demographics of the current residents. J. Streit states that he would leave it between C. Baker, R. Rowland and the applicant to decide as to when they would be back on the agenda. He states that it would be a good idea for the Board to have a site visit at some point. F. McNearly states that he would like to have the Board come into the facility and actually see the inner workings. T. Siragusa states that he has been there for a tour, but he thinks it is a good idea. B. Duffney states that they have their own post office, their own bank. F. McNearly states that he is hoping for the EMS squad some day because it is a logistical nightmare for them with just the current residents and he would love to see if he could get a polling place their for elections, because on those days they are running the shuttle all day. He believes that some of the residents don't vote because it is too much of a burden for them. M. Gyarmathy asks how many resident they have now. F. McNearly states that they have roughly 200 people right now living under one roof, plus 6 cottages. M. Gyarmathy states that there are 200 people but only 57 cars. F. McNearly states that is true.

The meeting is adjourned at 8:56 p.m., all members in favor.

Respectfully submitted,

Lorraine Fiorino