

**Town of Union Planning Board Minutes**  
Tuesday, April 24, 2007

A joint meeting of the Town of Union Planning Board and the Town of Union Town Board was held on Tuesday, April 24, 2007 at the Town of Union Office Building, 3111 East Main Street, Endwell, New York. Chairman McLain opened the Planning Board meeting at 7:02 p.m.

Members present: S. McLain, L. Miller, R. Signorelli, A. Elwood, B. Seliga, T. Crowley

Members absent: J. Rotella

Others present: J. Bernardo, M. Arcangeli, R. Sotak, N. LaBare, L. Caforio, Art Clark, Sandra G. Chambers, Fred Camp, R. Dealaman, Chuck Hemenway, B.A. Scudder, Mr. & Mrs. Edward Scalzo, Teresa Carter, Barb Behil, Bert Kodey, Joe Behil, Irene Kodey, Al Moyle, Lorraine Kodey, Kelly Wilcox, Dorothy Melrose, Don Cox, John Melrose, Debbie Rydzik, Don Wager, Paul Rydzik, Elsie Wager, Gene Cartie, Sarah Campbell, Marcia Cartie, Michael Keenan, Kim Janis, Mike Herzog, Eric Janis, Richard Rosen, Penny Thorp, Matt Napierala, Roger Thorp, Jim Franz, Patrick Horvatt, Mike Kodey, Theodore E. Lauve, Kathy Gibbs, Jeff Hoskins, Robert M. Decker, Deb Pilato, Kyle Doyle, Nicole Doyle

**A. CALL TO ORDER**

Chairman McLain opened the regular meeting of the Planning Board at 7:02 p.m.

**B. APPROVAL OF MEETING MINUTES: March 27, 2007**

Chairman McLain asked for a motion to approve the minutes from the meeting held March 27, 2007.

Motion made: R. Signorelli

Motion seconded: L. Miller

MOTION: Approving the minutes from the meeting held March 27, 2007

VOTE: **In Favor:** S. McLain, R. Signorelli, L. Miller, B. Seliga,

**Opposed:** None

**Abstained:** T. Crowley, A. Elwood

Motion Carried

**C. GOOD SHEPHERD VILLAGE AT ENDWELL, INC:  
Preliminary PUD Plan Presentation**

Chairman McLain advised the visitors that the Town Board and the Planning Board will not be entertaining questions at this meeting, but that there would be a public hearing

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scheduled soon with the Town Board and, if the rezoning and Preliminary PUD Plan are approved, another Public Hearing with the Planning Board.

Sarah Grace Campbell introduced Jim Chambers, Chair of the Board of Directors for Good Shepherd Village at Endwell, Inc.

Jim Chambers stated that five years ago the Board, which is a volunteer organization, came to the conclusion that this area needed a continuous care retirement community, and that they should consider building one, as they are very popular in other places. Three years ago they hired architects, planners, engineers, and consultants.

Sarah Grace Campbell then introduced Mike Keenan, the President and CEO of Good Shepherd Village at Endwell.

Mike Keenan spoke about the Good Shepherd organization. Mr. Keenan explained that Good Shepherd Village at Endwell (GSV) would be a sister to the Good Shepherd Home on the east side of Binghamton. Formed by a 1960's merger of the House of the Good Shepherd and the Fairview Home for Aged Women, they have been providing services to senior citizens in Broome County for 137 years.

They have another organization that was formed in the 1960's that is called the Good Shepherd Organization. That organization provides support for residents who are unable to pay for their own care. In the history of Good Shepherd they have never asked residents to leave because they lacked the funds to pay for their care. The foundation has raised funds to keep them in their living environment. They are also part of the greater community. They provide \$5,000 every year to programs to help seniors living in the community. Annually they sponsor three scholarships at Broome Community College, two at Binghamton University, and one at an area high school to encourage people to enter health care professions.

Mr. Keenan advised that their current facility is over 30 years old. They hired Jean Murrow who does long term care planning and market studies and looks at communities from a longer term care perspective. At the same time, Broome County brought in Angelo and Associates to develop the Broome County Economic Development Plan. One of the key items in that Economic Development analysis was that Broome County didn't have a community that would keep seniors in their community. Ms. Murrow felt that there were ample people in Broome County to support a community like this.

GSV sent Jean Murrow's report to Tom Dennison, a Maxwell School of Business professor at Syracuse University, and asked him to review it to determine if there was a need in this community for GSV.

Continuing Care Retirement Communities (CCRCs) are retirement communities geared toward very active, healthy seniors. On average the residents who live in CCRCs are much younger than those in traditional retirement communities. The average age of people placing reservations for GSV is 73. The average age of the residents in their

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other homes is 87. The individuals interested in GSV want to live somewhere where they can enjoy their retirement years without the burden of caring for a house. With a CCCR, there is also the comfort and security of knowing that in the future if residents need nursing care, they won't have to leave because they'll have care onsite.

Twenty percent of seniors over the age of 65 at some time will need to enter a skilled nursing center. At Good Shepherd Fairview Homes right now they have 86 skilled nursing home beds, 83 assisted living beds and 40 apartments. That's really a medical center that offers some independent living for people, but is geared mainly towards medical.

The skilled nursing facility at GSV has only 32 beds. It's a very small nursing home. It's intended to provide care to only the people who live in the GSV community.

The CCRC is regulated by the NYS Department of Health in their Office of Continuing Care. They received approval on their health care component from the Public Health Steering Community last week. Every portion of the CCRC is regulated by the Department of Health. Once they receive final approval and are licensed, the community will always be a CCRC.

GSV was approached by an individual who lived in Endwell who was interested in having a CCRC to move into himself. Initially they looked at the lower side of Cummings Road, but due to site conditions they weren't going to be able to do that. They also looked at 40 acres on the upper part of Cummings Road. But they realized that it would be too dense and it wouldn't have fit. They looked at other sites, but they felt this was the ideal site for the community. They finally were able to obtain another piece of property that made the site possible.

GSV hired Third Age out of Exton, PA. Third Age assists companies who want to build a CCRC. They hired a company from Pennsylvania because GSV would be the first community of its kind in New York State. Pennsylvania has close to 250 communities. They also hired an architect, Rich Rosen, from the firm Perkins Eastman. They have a division that focuses solely on senior living. They hired Matt Napierala from Napierala Civil Engineering and Mike Herzog from HMA Landscaping design.

There will be cottages, apartments, community center and a skilled nursing facility and a small health relief facility. They want to try to keep the residential feel.

There will be 35 duplexes with the option of 1350, 1550 and 1800 square feet. The units will be connected by the garages. The 1800 square foot cottages are located on the lower ridge, and the smaller cottages are up above. The Independent Living apartment building will have 80 apartments in three sizes: 750, 900 or 1250 square feet.

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This is an entry-fee community, so there is no ownership by the residents living here. Instead people pay an entry fee which entitles them to live in the community and also gives them the promise of all the amenities of the community. In addition, the fee gives them priority admission to the health care components.

The entry fees are 90% refundable. Apartment entry fees are from \$107,000 to \$175,000. For example, when the individual who paid the \$107,000 entry fee leaves the community, they are refunded approximately \$96,000 of the fee whether they have lived there 2 years or 20 years.

The cottages range from \$225,000 to \$261,000 with the same refund arrangement.

The monthly fee covers utilities, dining allowance, snow removal, lawn service, all repairs, all appliances, Internet service and a food allowance for the community service. The fee averages \$2,300 a month.

The Village Center is attached to the Independent Living Center and the Health Care Center. There will be several different dining options in the Village Center. The Village Center will have activity space, social space, media center, library, 25 x40 foot indoor pool with an instructor who will do water aerobics and aqua therapy. There is a 1000 sq foot fitness center that will have senior fitness trainers.

During the planning process, GSV sent out blind surveys to over 5,000 residents of Broome County. They needed to receive 3% back to have a valid response. Within a week they received over 8% of the responses back. They invited the individuals who responded to the surveys to attend a focus group to find out what they wanted in a retirement community. These individuals overwhelmingly stated they wanted to live in the Endwell area during their retirement.

Prior to approaching the Town GSV sent a mailing to the people who live on Farm to Market Road, Sally Piper Road, Cummings Road and Twist Run Road and asked the residents to meet with them and provide their input on their ideas. Approximately 65 residents attended that meeting. The residents felt that 5 entrances were too many. The residents did like the proposed building for the assisted living building. As a result of the meeting, GSV reconfigured the assisted living building to a U shape and angled it so that only half of the building is visible. GSV also eliminated two of the entrances and moved another entrance further up the road.

Matt Napierala, the civil engineer, has been doing site design engineering for 20 years.

Traffic Consultant Gordon Stansbury will speak to the specific traffic analysis during the public presentation. A GeoTechnical Study was done by James Stewart of J.P. Stopen & Associates. He conducted a series of tests and analyses across 122 acres of the site to evaluate the appropriateness of the structures that will be placed there. A Wetlands Analysis was completed to review Patterson Creek and finger projections coming down the terrain, and to be able to determine the environmental aspects of the terrain and the

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regulatory process with the DEC Wetlands and the Army Corps of Engineers. Dr. Nina Versaggi did an Archeological Study as required by the New York State Historic Preservation Office (SHPO), evaluated the site, and gave it a clean bill of health as to historical significance. They're working with construction consultant LeChase Construction from Rochester. They've spoken with Pete Olevano regarding the sewer system and its constraints. Stearns & Wheeler looked at the water system in conjunction with the Village of Endicott to evaluate the water tower on Twist Run Road and the entire water system. They are working with Fire Chief Ruck regarding safety and development.

Rich Rosen is from Perkins Eastman, a firm which has been designing senior living centers for over 25 years. Most recently they built a CCRC in Greenbush, New York and Cloverwood in Pittsford, New York.

The Independent Living units would be more for individuals who are widowed(ers), or a couple in which one of the parties is a bit frailer and not as independent as the other.

The Cottages tend to be for younger seniors who are tired of living on the second floor, raking leaves and shoveling snow. The cottages enable them to live in a house of just one story. All cottages have two bedrooms. The 1880 square foot cottages have two-car garages, and the 1350 sq. ft. and 1550 sq. ft. units have one-car garages.

Part of the arrangement of the cottages provides for a semi-sheltered walking path for the residents. A CCRC is really a small city contained within itself.

Some of the units will be fully handicapped accessible. Others are adaptable to becoming handicapped accessible. There will be normal fiberglass shingles for the roof, different colored siding and the same size windows that you would find in a house.

The Village Center is a facility for the community only. It is not open to the public; however, visiting friends/family may enjoy the facility.

Mike Herzog presented the landscape plan.

They will be planting appropriate evergreen trees to help with screening. There will be plantings to help scale the buildings and work them into the surrounding landscaping. They will accentuate the existing park-like setting.

There will be a couple of stormwater management basins and a dual-purpose planting plan. There will be trees to direct views and encourage animals, and to keep people away from the pond as well.

Along Sally Piper Road, they plan to use mass groupings of plants to direct views. Rather than saplings, they plan to plant trees that fit the scale for a residential development, such as 5-6 foot evergreens. The plan shows the plants 10-12 years into the future.

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Mike Keenan wrapped up the presentation by emphasizing that they have done an immense amount of research into this project.

GSV has had 130 people place priority reservations. Most of these people have lived in Broome County their entire lives: 52 are residents of the Town of Union; 25 are from Binghamton; and 18 are from Vestal. A few reservations are from people from Candor, Deposit and Owego. One person from Florida, who has family in the Broome County Area, wants to be near them. There are a few reservations from individuals who live in Hallstead and Susquehanna.

Sarah Grace Campbell thanked the Boards.

## **D FIRST BAPTIST CHURCH**

### **SEQRA Determination**

First Baptist Church is proposing a 64,000 square foot building with a 15,000 gymnasium on the site with an entrance off Reynolds Road. There is an existing drive and parking lot, a building for recreational activities, and a playground. They are proposing to build a new building with parking, full circle driveway for fire control, and grading and stormwater control. There will be a new pond meeting the DEC requirements.

The plan calls for only developing 20 acres out of the 34 acres. One of the questions was where does the site development fit in relation to the entire site, which was not on the previous plan. A little more than half the site is being developed towards Reynolds Road. The other half towards the creek will remain undisturbed. Fourteen acres will remain undeveloped, including the wetlands and the beaver pond.

There are 93 existing parking spaces and they will be adding 141, for a total of 234 spaces.

Traffic generation: approximately 190 trips during the peak hours on a Sunday morning will be generated. One of the previous issues was the service times with Calvary's Love Baptist Church next door. First Baptist Church will have their services start on the ½ hour for Sunday services.

Ralph raised a question about neighboring property owners expressing concern about local residents using church property to gain access to their lands. The Calvary's Love Church has open parking lots and snowmobilers, hunters, and partying kids tend to access the farmers' properties through Calvary's Love's property. Property owners are concerned that now there will be more parking available for the trespasser. The owners were advised that if they were concerned they needed to put fences up and that this is a

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pre-existing condition. There are 14 acres between the church property and the farmer's (Mr. Phillips) land.

Ralph asked if there were any plans for outdoor activities. Once the building is complete, the church will probably no longer have outdoor activities.

Chairman McLain asked for a motion approving the Negative Declaration of the SEQRA.

Motion made: B. Seliga  
Motion seconded: L. Miller  
MOTION: Approval of the Negative Declaration  
VOTE: **In Favor:** L. Miller, B. Seliga, S. McLain, R. Signorelli, A. Elwood, T. Crowley  
**Opposed:** None  
**Abstained:** None  
Motion Carried.

Chairman McLain asked for a motion approving a Public Hearing to be held on May 8, 2007.

Motion made: R. Signorelli  
Motion seconded: T. Crowley  
MOTION: Approval of a Public Hearing to be held May 8, 2007 at 7:00 p.m.  
VOTE: **In Favor:** L. Miller, B. Seliga, S. McLain, R. Signorelli, A. Elwood, T. Crowley  
**Opposed:** None  
**Abstained:** None  
Motion Carried.

**E. OTHER SUCH MATTERS WHICH MAY PROPERLY COME BEFORE THE BOARD**

Alan explained to the Board that although Good Shepherd Village is a not-for-profit, they did negotiate an annual fee with the Town. The fee is roughly \$100,000-\$110,000 a year. It's almost equivalent to the amount that the Town would have received in taxes. As far as Alan knows the Town of Union is the only entity receiving the fee due to the fact that the Town will be providing services to Good Shepherd Village. The roads within Good Shepherd Village are to be privately owned. If a new pumping station, etc. are required, the fees for that would be over and above the annual fee that Good Shepherd Village will be paying to the Town.

Marina received a formal rezoning petition for the two small portions of 4101 Watson Blvd. that lie between Country Club, Watson Blvd. and 17C (the part of the Walshes' property that is not zoned PUD) and Roger Steen's property. The Walshes propose to

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rezone their property and Roger Steen's property on the north side between Country Club and Watson Blvd. as Commercial Retail (CR). They would like to rezone the small portion of Walsh's property south of Watson Blvd. and the south portion of Roger Steen's property as Light Industrial (LI).

There are three acres of wetlands on the south portion and Jim Walsh mentioned to Marina the possibility of relocating their construction office there. They are doing a wetlands delineation study and an archeological study. Walsh told Marina that should they build there, they would build their office and storage to be aesthetically pleasing.

## F. ADJOURNMENT

Chairman McLain asked for a motion adjourning the meeting.

Motion made: B. Seliga  
Motion seconded: L. Miller  
MOTION: Adjourning the meeting at 9:48 p.m.  
VOTE: **In Favor:** L. Miller, B. Seliga, A. Elwood, R. Signorelli, S. McLain,  
T. Crowley  
**Opposed:** None  
**Abstained:** None  
Motion Carried

### Meeting date

The next meeting of the Planning Board is scheduled for Tuesday, May 8, at 7:00 p.m.

Respectfully submitted,  
Heather Gaughan