

**PUBLIC HEARING FOR HILLMAN ESTATES PLANNED DD**  
**June 19, 2013**

**PRESENT:** Mayor Dixie Lee Sacks  
Trustee Dominick DeLorio  
Trustee Thomas Bergin

Trustee Christopher Nellissen  
Trustee Caroline Woerner

Also Present: Laura Hartnett	Deborah Knight	Barbara Isca
Julie Galloway	Stewart Galloway	Matt Kopans
Jack Fitzgerald	Terry L. Brown	Diane M. Shapiro
Michele Stewart	Oliver Reynolds	Dan Shapiro
Kate Zimmerman	Michael Roets	Melanie Beale
William I Ryan	Pam Palmater	Tim Dugmore
Arthur Brown	June Barker	Ginny Hewitt
Wayne Beale	Kim Sheridan-Dugmore	Scott Lansing
Lydia Hoffman	Lance O. Spallholz	Bob Sweet
Norma j. Spallholz	Sean Rigney	Nancy Theissen
Corliss Robichaud	Stewart Hodsold	Sharon Walsh
Jesse Max	Rachel Ziegler-Sheriden	Richard Theissen
Terry Conrad	Victor Isca	Deborah Albricht
Cindy Sabia	Daniel Rigney	Diane Marchand
John Stevenson	Beth Kiingiti	Steve Luse
Ken Rawley	Frank Mazza	Maggie McDonough
Sarah Clayton	Robert Clayton	Jennifer Flannery

Mayor Sacks opened the public hearing at 6:30 P.M.

Mayor Sacks thanked everyone for coming to the public hearing and introduced Kevin Dailey and Scott Lansing.

Mr. Dailey and Mr. Lansing are here for Hillman Estates which is proposed for Route 9, just beyond Zack's Sports. Mr. Dailey described some of the aspects of the project:

- ◆ The proposal is for 44 houses on small building lots mostly for empty nesters
- ◆ The proposed PDD has been under discussion for almost 2 years with the Village Board and the Planning Board.
- ◆ Mr. Dailey stated that he wants the development to look like Round Lake with a community environment.
- ◆ The inside of the homes will be modern yet the outside will be consistent with the houses in the Village.
- ◆ The layout of the development was reviewed with the Board and public. There will be connections to the Zim Smith Trail.

- ◆ The connection to Cleveland Avenue will be ten feet in width and strong enough to support an emergency vehicle. There will be a locked gate that may be opened only in an emergency.
- ◆ There is a 20 foot no cut zone between the Zim Smith Trail and the property line. Then the rear of the houses is approximately 50 feet from the property line.
- ◆ At this time there are no elevations of the houses, but they will comply with the architectural standards.
- ◆ Katherine Zimmerman asked if the two houses south of her house on Washington Avenue meet the architectural standards.
- ◆ Mayor Sacks replied no, they do not.
- ◆ Trustee Nellissen commented that a large number of people did not want the historic zoning when it was proposed years ago. Now the Village is working on the architectural standards for new construction.
- ◆ Ms. Palmater stated that she was told that this property is all wetlands.
- ◆ Mr. Lansing replied that the ArmyCorp of Engineers and DEC have identified the wetlands.
- ◆ Kim Sheridan stated that she is concerned about the access road, why can't they just put two access roads from Route 9.
- ◆ Mr. Dailey replied that they always start with two accesses to a project. The Village Board is concerned about the increase in traffic within the Village if Cleveland Avenue was open to vehicle traffic. If the was dedicated parkland, future Village Board could not open the road without the approval of the State.
- ◆ Jeff Max asked if any Board has done a cost analysis based on property taxes, water & sewer the Village will receive against the cost of replacement of streets, snow removal and maintenance.
- ◆ Trustee Nellissen replied that he doesn't believe there is a legal purpose based on the number of years.

Danielle Rigney asked if the PDD is not accepted what would be built there. Would they have to follow the architectural standards?

Mr. Dailey replied that someone will use the property at some point. No one knows what will be built there.

Mayor Sacks commented that cluster zoning would allow for 32-35 houses to be built, but there would not be any community benefit. They Village would have little control of the property and there would not be a public benefit.

Steve Luse asked if anyone has considered crossing the Zim Smith Trail for a second access. Mr. Lansing replied that is not an option.

Lance Spallholtz gave a history of the project. This is a PDD which changes the zoning in that area; the developer is required to give something back to the Village. The developer came to the Planning Board with 54 houses, he will build 44. The Planning voted against the project 3 to 2. The Village Board must pass the project with a super majority vote. There was discussion about giving 8 lots to the Library. If the Library should be there what about traffic study?

If sub-division, cluster zoning was proposed, they could build 32 to 44 houses and give less property to the Village. Discussion continued.

Cindy Sabia asked what kind of traffic congestion to they see on Route 9 with The Mill and this new development. Will there be a traffic light?

Mr. Lansing replied that the traffic would never warrant a traffic light.

Michael Roets commented that the archeological study that was submitted to the Village does not include the property that is to be donated to the Village. The site will need to be studied.

Mr. Dailey replied that they will be doing phase 1 and phase 2. The rest of studies will be forwarded to the Village upon completion.

Mrs. Marchand asked Mr. Dailey what the distance is from the center of the Village to the middle of his development. There is a lot of conversation about bringing people into the Village to use the post office and the Library. There is already parking problems in the Village.

Jack Fitzgerald asked the price of the houses.

Mr. Dailey replied that the houses would be in the \$200,000 to \$350,000 range.

Ms. Palmater asked if the Village would have to maintain the roads.

Mr. Dailey replied yes, the Village would maintain and plow the streets. The road would be built to highway standards and be good for 20 years.

Ms. Robichaud asked what the difference between their lots and Village lots is.

Mayor Sacks replied that the Village lots are 7,000 square foot or 14,000 square feet, the lots in Hillman Estates will be 6,691 to 16,586 square feet.

Stewart Galloway asked if they need a wetland permit.

Mr. Lansing replied yes they do.

Mr. Spallholtz commented that the will be phasing the project. The area to be given to the Village will be cleared; some of the trees should be left. There are Village greens throughout the Village, this would be consistent with the Village and be a public benefit.

Mayor Sacks thanked everyone for attending the public hearing and closed the hearing at 7:32 P.M.

Respectfully submitted,

Lois J. Whitbeck  
Village Clerk