

**Planning Board Meeting
November 13, 2013**

Present:

Virginia Hewitt, Chairwoman
Marybeth Max
Michael Roets
Peter Sheridan
William Ryan, Alternate
Thomas Peterson, Planning Board Attorney

Absent:

Fred Sievers

Guests:

Jason Dell
Mike Harrington
Corliss Robichaud
Stuart Hodsoil
Bob Sweet
Frank Mazza
Jane Valleluncia

Agenda: November Monthly Meeting

- Hillman Estates PDD Review
- Open Discussion

At 7:02 PM, Ms. Hewitt called the Planning Board meeting to order, and noted that Mr. Sievers would not be in attendance this evening.

Hillman Estates PDD Review

Mr. Dell from Lansing Engineering is here tonight presenting the technical aspects of the Hillman Estates Residential PDD on Route 9, an area of 27.35 acres. The development consists of 49 lots, with nine of the lots dedicated to the Village, a total of 3.7 acres with development potential. The development has a road into the development with houses around two circles; there are sidewalks incorporated into the development. The average lot size is 0.21 acres, the largest being 0.31 acres, with a minimum of 0.17 acres. Hillman Estates will connect to existing municipal services, water and sewer. Stormwater will be managed in accordance with DEC standards, a detailed plan has been submitted to the Village. A detailed map was also presented to the Village. Mr. Dell is here tonight requesting referral to the Village Engineer.

Mr. Sheridan asked if there would be clean fill brought in. Mr. Dell said they would manage the cuts and keep the fills as minimal as possible, but there is required fill for the road sub-base. In regards to sewage, houses will have grinder pumps, internal or external. All houses will have the pumps, with Saratoga County responsible up to the property line, the force main, with the owner responsible for the pump. These will all be dedicated to Saratoga County, water will come from Round Lake. There will also be sump pumps in the basement that will discharge to the storm sewers. Ms. Robichaud asked about power outages; there is a storage capacity for the grinder pumps, but owners would be responsible for back-up power sources.

Mr. Sheridan asked about the EAF, but Mr. Peterson said that the Village Board has addressed this and the paper work was included as an extra in the Planning Board packet. The Planning Board is not responsible for the SEQ. The Village Board made the negative declaration; Mr. Sheridan expressed concerns about increased traffic in the village for postal pick up and that the PDD is again not listed as adjacent to a Historic District.

Mr. Harrington asked if there would be a public information meeting. Mr. Peterson responded that there have been several sessions at the Village Board level.

Ms. Robichaud asked if the residents would need to take Wood Road to get to the Post Office/Village Hall. For postal service there is a kiosk would be a small pull-off and a concrete pad, which Mr. Roets indicated that the Village Board took into consideration.

Mr. Sheridan made a motion to turn the review over to the Engineer, Mr. Harrington of Lamont Engineers, which Mr. Roets seconded. Ms. Hewitt polled the Planning Board: Mr. Sheridan – aye, Mr. Ryan – aye, Mr. Roets – aye, Ms. Max – nay, and Ms. Hewitt – aye.

Mr. Harrington proposed a formal review and submission process (form attached). The submission forms will flow through the municipalities, developers, engineers and detail what the issues are in a standard format. He wanted to know the Planning Board's preference on the submission process. Ms. Hewitt said that she feels the

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comments would come to the Planning Board first, through email and hard copy for review, but also agreed that Lansing Engineering and the Village Board should be copied on the emails.

An environmental review would not need to be completed as this has been previously done, which Mr. Harrington confirmed. Mr. Dell said that they would want to keep as many existing trees as possible and Mr. Roets indicated to Mr. Peterson that it is included in the PDD. Mr. Sweet wanted to ensure that Mr. Dell was aware of the prior arrangement with Ms. Shapiro. Mr. Harrington said part of his role would be to verify details like these.

Mr. Harrington suggested a trip to the site would be beneficial. Ms. Hewitt asked if there was anything further, and there were no further questions. In the interim, Mr. Harrington suggested a site visit prior to the next meeting, and a date of December 2nd was proposed.

Mr. Peterson stipulated to Mr. Dell that an escrow will need to be funded to pay the engineering firm for their review and work, and Mr. Harrington will put together an estimate to turn over to Lansing Engineering. Mr. Harrington said he would submit a new proposal to Mayor Sacks.

Open Discussion

The July 10, 2013 minutes were then reviewed, noting that there had not been a meeting in August, September, or October. Mr. Ryan moved to approve the minutes as submitted, which Mr. Sheridan seconded. Ms. Elford polled the Board: Mr. Roets – aye, Mr. Ryan – aye, Ms. Max – aye, Mr. Sheridan – aye, and Ms. Hewitt – aye.

Mr. Peterson left the meeting at 7:42 PM. Mr. Harrington and the Planning Board discussed general questions and concerns regarding the Hillman Estates PDD.

Ms. Max made a motion to adjourn at 8:02 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary

Lamont Engineers Review Comments Memo #1

Village of Round Lake -- Hillman Estates PDD

Planning Board Submission by Developer – November XX, 2013

Binder, dated XX/XX/13

1. _____.

Drawings, dated XX/XX/13

General Comments

1. _____.

Sheet 1 of X

2. _____.