

**Planning Board Meeting
March 13, 2014**

Present:

Peter Sheridan, Chairman
Marybeth Max
Michael Roets
Fred Sievers
Thomas Peterson, Planning Board Attorney

Agenda: March Monthly Meeting

- Hillman Estates Public Hearing
- Hillman Estates PDD Review
- Open Discussion

Absent:

Virginia Hewitt
William Ryan, Alternate

Guests:

Mike Harrington	Frank Mazza
Kevin M. Dailey	Corliss Robichaud
Travis Rosencranse	Stuart Hodsoll
Diane Shapiro	Bob Sweet
Debbie Rice	Scott Rigney

At 6:58 PM, Mr. Sheridan called the Public Hearing to order. He noted that Ms. Hewitt and Mr. Ryan are not in attendance tonight.

Hillman Estates Public Hearing for Subdivision/Site Plan

Mr. Dailey should be arriving shortly, in the interim Mr. Rosencranse gave an overview of the site plan for Hillman Estates PDD. The Village Board has approved the Hillman Estates PDD, now they are presenting the site plan to the Planning Board. It is a 40-lot subdivision with varying houses sizes, from 900 – 2300 square feet, with varying designs. It will have public water and sewer, with access paths to trails for pedestrians. There will be some lighting at the access, and along the path. Stormwater will be conveyed to two separate basins. As part of the plan, nine lots will be donated to the village as a contribution. Travis concluded his piece from an engineering perspective and turned the floor over to Mr. Dailey who arrived shortly after 7 PM.

Mr. Dailey has said this PDD has been in front of the boards for close to three years. He complimented the Village Board on their insight and knowledge in reviewing the plans. The PDD has a lot of gravity, and he credited that to Mr. Peterson's contribution. The reason he is back in front of the Planning Board is for the site plan engineering details. He also complimented Mr. Harrington on the thoroughness of his review. The purpose of this public hearing is to hear commentary from the public, acknowledging some familiar and some new faces.

Mr. Sheridan asked about the land being given to the village. Mr. Dailey indicated that at this point, it would be left as woods; once the infrastructure is in they will put water and sewer access. He indicated they need to complete the archeological study once the ground has thawed due to a partial foundation being found. This will allow for a clean title transfer when completed. This is a contribution of their free will and good intent. The deeds will not be filed until the infrastructure is in place to make the gift of maximum value for mutual benefit. Mr. Harrington indicated that there is a small area that will have to be cleared for the access road.

Mr. Sweet asked if there can be a tax write off to a government body, Mr. Dailey affirmed either 501(c)(3) or governmental body may receive a tax-free donation. He asked Mr. Peterson if there needed a public referendum and he affirmed it does not unless it requires bonded funding. Ms. Robichaud asked about the Route 9 access, and Mr. Rosencranse and Mr. Dailey affirmed that it could have north and south access from Route 9 as the entrance will be close to Zack's. She then asked if they will bring soil into the property, Mr. Rosencranse said there would be some, and Mr. Dailey said there should be enough soil on site not to need to purchase much, if any, fill. Mr. Harrington added the base to the road may require select fill, but it should be minimal.

Mr. Roets asked about the street lights, which Mr. Rosencranse highlighted on the map. There are a total of six lights, three at the entrance and three on the access path. The lights can be the responsibility of the village, though Mr. Harrington said that the decision is still pending, but is at the discretion of the village. Mr. Harrington asked if there was cost information to pass along to the village, and Mr. Rosencranse said he could get that information for the village. A small lighting district is also an option. Mr. Sievers said this is the Village Board's decision. Mr. Roets asked that NYSEG would maintain this kind of light and Mr. Dailey and Mr. Rosencranse said yes. The builder/developer will buy the lights and they would be dedicated to the village. Mr. Harrington also

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said that Lansing's impression was that they would not want lights in the cul-de-sacs. Mr. Sievers stated that lights at intersections might want to come under consideration, and that the Planning Board would speak with the mayor.

Mr. Sweet indicated that there have been deer, opossum and bald eagle sightings on the property. Ms. Shapiro added that there was a barred owl whose habitat should be preserved. Mr. Sheridan indicated in the absence of further questions, they would close the public hearing and opened the regularly scheduled meeting at 7:24 PM.

Hillman Estates PDD Review

Mr. Sheridan asked if there were still any outstanding issues. Mr. Harrington stated that the current memo addressed the majority of the concerns with a grouping of housekeeping issues. He indicated he could proceed with a less formal process going forward. Mr. Sheridan said the goal for tonight would be site plan approval. Mr. Dailey asked if the Planning Board was comfortable to approve the site plan, and the next step would be to subdivide the lots. Mr. Sievers and Mr. Sheridan confirmed that both could be done together. Once completed, Mr. Dailey will provide copies to Mr. Peterson and Mr. Harrington. Mr. Harrington said if he had known this was tonight's agenda, he would have brought what he thought were reasonable conditions. Mr. Sievers asked Mr. Dailey had contractors who were ready to begin and he said the answer was a resounding yes.

Mr. Harrington has concerns about some of the missing pieces before providing approval, indicating he just received the most recent plans on Monday. One concern is the sizing of the water meter, which needs coordination with Lansing. He indicated concerns from Mr. Sievers regarding emergency storage in the grinder pumps, and the Village Board position is still unknown. Mr. Sievers also had concerns about failure of a unit, and the amount for an average family it would have less than a day's storage, and concern if a turnaround time for replacement. Mr. Dailey said that the pumps are light-years ahead of what they used to be, and that if there were a problem it would be a sewer problem. Mr. Harrington said the he does not have documentation on Saratoga County preference, which Mr. Roets concurred he would like to have. Mr. Harrington suggested an upgraded tank could be an option for homeowners. Mr. Roets also asked about sump pumps. Mr. Harrington indicated sump pumps are not on the plans, and are the preference of the homeowner. Mr. Sievers and Mr. Sheridan agreed to add a one-day holding capacity above the normal float level per household as a condition.

In addition, in response relative to odor, and when it is an issue, the Planning Board will let the County know.

At the last meeting, Mr. Dailey described the easement out to The Mill, which is 1500 gallons per minute. There is a 6" meter that the water will be going through and he is concerned whether the current diameter of the pipe will accommodate the flow. Mr. Dailey indicated that they are providing an easement; whatever Mr. Beale builds, he would likely be willing to accept responsibility for the recommendations. Mr. Harrington's main concern is the size of the meter that was decided before he joined the project and he is concerned about future impact. Mr. Rosencranse said he would have to revisit the report.

For stormwater, the response was thorough, including plans for lots 41 – 49. The new path routes to the larger pond. The one remaining issue for Mr. Harrington, perhaps in principle, is that Lansing wanted the DPW to go to training, but he believes the designer should work directly with the DPW. Mr. Harrington said that the cost could be rolled into the escrow. Mr. Dailey is confident that this would be worked out satisfactorily.

As for the general layout of the site, the Planning Board requested a separation of the utility and maintenance lines. With a 50' space to work with, space is limited; however, could the lobe areas accommodate some of the utilities? Is everything going to be on the same side of the road? Ultimately, the utility companies will decide the placement. Mr. Harrington is concerned that the placement will cause potential issues for the DPW. Mr. Rosencranse said he could reach out to see if the utilities will work with him. Mr. Sievers said it would be the interest of the homeowners to have the water/sewer lines closer to the home. With the mains being under the sidewalk, it will hopefully offer a measure of protection.

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Mr. Harrington then asked for an explanation on the Zim Smith connection. It is about the same location, with a section of trees that is staying. Most of the natural grade can be kept, with a small adjustment to keep as much of the natural grade as possible. The slope is about 10%. There are also some guiderails in the steeper section. A cross-culvert will also provide drainage. A box culvert was also added through the emergency trail to help with the flow of water, with 20% embedment for wildlife. At lot #21, does that need a drop manhole similar to the once placed near the culvert? Mr. Rosencranse thought that yes, there should be. Mr. Harrington also wanted to note in places there would be drainage that in some places would flow over the sidewalk.

On the emergency road, the two-leaf swing-gate will prevent anything but emergency access. Should they be far enough apart to allow a person to walk through, particularly in snowy weather, but not enough to allow a truck through? Mr. Rosencranse would request guidance from the village on how to handle the security of the gate. As for the erosion/sediment plan shows access on Route 9, but the Cleveland Avenue access should be take into account. Construction traffic should not be permitted on the emergency path.

It is likely that the village will change from ½" copper to 1" polyurethane pipes, Mr. Peterson affirmed that this has been standardized. This is for protection from corrosion.

In regards to street signs, the signs in the development will be standard to traditional DOT specs. There is a color and a theme to the signs in the village that should be echoed. The "eggs" will be identified as Village Circle North and Village Circle South. The lot numbers will not correspond to the house numbers.

Mr. Harrington is not prepared to provide his comments formally at this time. Mr. Sievers said we could provide subdivision approval tonight, and then subsequently provide site plan approval. Mr. Harrington and Mr. Peterson would draft the language for the site plan approval. Mr. Sievers made a motion to approve subdivision approval contingent on site plan approval, which Mr. Roets seconded. Mr. Sheridan requested voting on the motion as posed. The votes are recorded as: Mr. Roets – aye, Ms. Max – nay, Mr. Sievers – aye, and Mr. Sheridan – aye.

The next meeting to finalize site plan approval would be the next regularly scheduled meeting on Wednesday, April 9, 2014 at 7 PM. During that time, Mr. Harrington and Mr. Peterson will work on the resolution for site plan approval. Mr. Harrington will work with Lansing on the technical design.

Mr. Rosencranse asked if there has been any discussion on the kiosk for mail, and Mr. Sheridan said that would be under the purview of the USPS. The kiosk or curbside delivery would be under the mandate of the USPS. If the village wants to integrate into the post office, there would be a fee for the PO Box. It is under review. In an informal survey, Mr. Roets said kiosk but not curbside, Ms. Max said kiosk, Mr. Sheridan said kiosk and Mr. Sievers said post office.

Open Discussion

The Planning Board reviewed the February 12, 2014 minutes. Mr. Roets moved to approve the minutes as submitted, which Ms. Max seconded. Ms. Elford polled the Board: Mr. Roets – aye, Mr. Sievers – aye, Ms. Max – aye, and Mr. Sheridan – aye.

Mr. Sheridan made a motion to adjourn at 8:49 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary