

**Planning Board Meeting
April 9, 2014**

Present:

Peter Sheridan, Chairman
Michael Roets
William Ryan, Alternate
Fred Sievers
Thomas Peterson, Planning Board Attorney

Absent:

Virginia Hewitt
Marybeth Max

Guests:

Mike Harrington
Travis Rosencranse

Agenda: April Monthly Meeting

- Hillman Estates PDD Site Plan Review
- Open Discussion

At 7:09 PM, Mr. Sheridan called the meeting to order. He noted that Ms. Max and Ms. Hewitt were absent and invited Mr. Ryan up to the table.

Hillman Estates PDD Site Plan Review

At the last meeting, the Planning Board gave site plan approval with a few items left for discussion. Beginning the discussion, Mr. Harrington thought that the archaeological aspect only applied to the parcels for donation, but it also includes part of the emergency access road. The current language in the draft resolution covers the contingency, but he wanted the Planning Board to be aware of the situation.

An endorsement needs to be made by NYSOPRHP; in addition, it affects a small portion of the flood zone. Part of the ACOE requirements is approval from NYSOPRHP. Mr. Peterson mentioned a foundation has been discovered which touches the access road and a small portion of the parcels for donation. Mr. Ryan indicated a former resident of the property still lives near the village. Mr. Roets said that the foundation will be evaluated for either preservation or destroyed with approval, or a third phase would entail evaluation prior to removal. There may be some cost and/or slight changes involved. Mr. Roets asked Mr. Peterson if there was possibility that if a Phase 3 would be needed, would it be at an additional cost? He responded that he doubted a Phase 3 study would be needed, but if it were, that the cost would be reduced from the donation value. Mr. Rosencranse said the study is in Mr. Lansing and Mr. Dailey's hands to initiate.

In reviewing the water supply report Mr. Harrington iterated the restaurant access to the water has created some challenges to Lansing's design. He has concerns about the requirement of 1500 gallons per minute through the 8" pipe. It would be desired to avoid a booster station, so he would like to work with Lansing on the adjustments; however, he does not want this to hold up the resolution. Mr. Peterson asked what the proposed feed line size is to The Mill and it is 10" and a single pipe. This may cause a challenge in context to water supply for the remainder of the development. Mr. Sievers agreed with Mr. Sheridan that this would be a private issue between Mr. Beale and the developer. Mr. Harrington suggested amending the report to show the capability of the flow at the junction.

In regards to the sanitary sewer report, at the last meeting the Planning Board agreed on a one-day storage in the event of a power failure. Mr. Rosencranse shared a packet of information that would be provided to homeowners with an E1 pump. An alarm would be standard issue with the pump that would alert the homeowner of a crisis situation, which will be a range between 28 to 44 gallons of reserve. A service time of less than two hours is required, and the E1 unit meets those requirements. Each person who is building a house there will also be offered a generator update option. Mr. Sievers said this should provide a buffer that would get most through a crisis. He did ask what would happen if there was an overflow, and Mr. Harrington said it would backup to the house and exit at the lowest point.

A sump pump condition could also be added to the generator caveat, which the Planning Board agreed would be a good idea.

Mr. Harrington met with Mr. Neils from Malta to discuss the stormwater management, and the site plan approval is separate from the SWPPP approval. This will allow more time for review and allow feedback to the developer. Mr. Neils will write a letter of conditional approval to Lansing in the interim of the sale and NOI/MS4 signoff. Per Mr. Rosencranse, the developer cannot proceed until the NOI and MS4 are approved. Mr. Neils has concerns about the elevation of the

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flood plain and the overflow of the stormwater ponds, and Mr. Harrington suggested that a slight move of the ponds might ameliorate the encroachment. The Planning Board feels confident that Mr. Neils and Lansing will work through the issue.

The set of drawings presented to the Planning Board has had minor changes, and new plans were provided. On the coversheet, #49 added the clause about training for stormwater management. The height of the wooden railing at 36" on the access trail has also been revised, which Mr. Rosencranse provided a visual to show the incline, which ranges up to 10% and 35% at the side for 56'. Mr. Ryan felt there should be a handrail to assist with access. Mr. Sievers was concerned about maintenance from a village perspective. Mr. Sievers and Mr. Ryan agreed that one handrail at 42" would suffice. Mr. Harrington indicated to Mr. Rosencranse that this may change the top configuration, and Mr. Sheridan felt the best option would be a metal or steel pipe for the longest durability and least maintenance. Mr. Rosencranse and Mr. Sheridan will work on this.

Additional details include a concrete pad for the kiosk, with a crosswalk and space for two cars to park. Mr. Rosencranse confirmed that the USPS wanted a kiosk, and residents could get a PO Box for a fee. The construction restrictions were also added to the entrance to prevent Cleveland Avenue access.

The lighting district was adjusted by adding lights to the intersections. There are two lights would receive house-side shields, which deflects the light down and out instead of back. The foot-candle power analysis is included in the plan. A utility cost analysis was given to the village, because NYSEG does not own or maintain the lights. Service and process fees were not included in the estimate. Mr. Sievers had concerns about the color spectrum and energy consumption of the lights based on the type of bulb, and Mr. Ryan had concerns about the aesthetics of the lights with the potential house designs. Mr. Ryan would be happy to share designs of the old lights to correlate with the history of the village. For the time being, the Planning Board desires to keep the plan as is.

Mr. Harrington met with Mr. Stevenson and Mr. Koonsman of the DOH, and determined only one sampling station will be needed. This closed the open items for review, and the Planning Board turned to reviewing the draft resolution, prepared by Mr. Peterson and Mr. Harrington. Many of the items of covered during the course of the meeting are addressed in the proposed resolution.

A sidebar discussion occurred regarding a homeowner's association, which per the PDD is at the discretion at the developer. The Planning Board is not in favor of a HOA; however, an amendment to the PDD is not to be lightly undertaken.

Concluding their discussion, Mr. Sievers initiated the motion to vote on Resolution 3, attached, which Mr. Ryan seconded. Mr. Sheridan polled the Planning Board and the vote was unanimous amongst present members.

At this juncture, Mr. Harrington will be phasing back his role in the project with the grateful thanks of the Planning Board.

Open Discussion

The Planning Board reviewed the March 13, 2014 minutes. Mr. Roets moved to approve the minutes as submitted, which Mr. Sheridan seconded. Ms. Elford polled the Board: Mr. Roets – aye, Mr. Sievers – aye, Mr. Ryan – abstain, and Mr. Sheridan – aye.

Mr. Sheridan made a motion to adjourn at 9:03 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary

RESOLUTION # 3 - April 9, 2014

GRANT SITE PLAN APPROVAL TO HILLMAN ESTATE PDD

Motion by: Sheridan; Max; Roets; Ryan; Sievers
Seconded: Sheridan; Max; Roets; Ryan; Sievers
Action: Enacted; Defeated; Tabled to next meeting; No action
Vote: Unanimous; Sheridan; Max (absent); Roets; Ryan; Sievers

WHEREAS the Village Board of Trustees of the Village of Round Lake established by local law the Hillman Estates Planned Development District; and

WHEREAS the Applicant has come before the Round Lake Planning Board seeking subdivision approval; and

WHEREAS a public hearing was held March 13, 2014 at which time all persons desiring to be heard were heard; now, therefore, it is

RESOLVED THAT the Planning Board hereby conditionally approves The Hillman Estates Planned Development District Final Site Plan, drawing set dated March 17, 2014 (the list of drawings is provided at Exhibit A hereto) including all related reports, plans, and studies included in the submittal (a list of the relevant documents is provided at Exhibit B hereto) and the Planning Board Chair is authorized to endorse the site plan, subject to strict and complete compliance with the following conditions outlined below:

1. That the Phase 2 Archeological review be conducted by the developer and that there shall be full compliance with any subsequent NYSOPRHP terms and conditions related to archaeological resources.
2. That all DOT entrance and utility work permit issues be addressed and that any changes resulting from any DOT requirements be brought to the attention of the Planning Board.
3. That all necessary US ACOE and NYSDEC permits be obtained prior to construction.
4. That all necessary and required approvals/permits for water and sewer be obtained prior to construction.
5. That the Village Attorney approves the restrictive covenant language for the no-cut buffers.
6. That the Village Attorney approves the deed restriction language (or the conservation easements) for the conservation of natural areas.

7. That the Village Attorney approves the deed language for the required homeowner maintenance items for stormwater.
8. That the Village Attorney approves the Village Utility Easements, with suitable maps.
9. That the Village Stormwater Management Officer approves the Storm Water Pollution Prevention Plan (SWPPP), and that there be full compliance with the SWPPP and related requirements. Issuance of a signed MS4 SWPPP Acceptance Form shall be conditional upon submission of signed Owner/Operator and Contractor Certifications pages of the SWPPP, as originally submitted attendant to the Hillman Estates PDD Site Plan approved by the Village of Round Lake Planning Board on April 9, 2014.
10. That a set of house renderings (elevations) and street lighting styles for the whole subdivision shall be submitted to the Planning Board within 30 days of the issuance of the Notice of Intention.
11. That there shall be no construction of any portion of the project that requires a Building Permit until such permit has been issued by the Village of Round Lake.
12. That the escrow account that was previously established be maintained and funded to, among other things, ensure that all outstanding and current invoices be paid, to permit technical assistance and inspections that the CEO may need during building plan review and construction phase and to provide any other technical or legal assistance needed by the Village through the end of the construction phase.
13. That house plans shall contain an option available to the purchaser for installation of an emergency generator that will provide power for the wastewater grinder pump system and sump pump.
14. That the Zim Smith trail connection handrail be made of corrosion-resistant metal, and be 42" high, and shall be located on the steeper side of the connection.
15. That all conditions and requirements of the PDD legislation be followed, unless explicitly modified by the Village Board.

EXHIBIT A

LIST OF DRAWINGS

| Sheet Title | Date Created | Last Revised |
|--|---------------------|---------------------|
| 1 CV-1 Cover Sheet | 11/1/13 | 3/17/14 |
| 2 SV-1 Subdivision Plan | 11/1/13 | 3/17/14 |
| 3 EC-1 Existing Conditions | 11/1/13 | 3/17/14 |
| 4 LMG-1 Layout, Materials and Grading Plan | 11/1/13 | 3/17/14 |
| 5 PP-1 Plan & Profile West Avenue | 11/1/13 | 3/17/14 |
| 6 PP-2 Plan & Profile Village Circle (1 of 2) | 11/1/13 | 3/17/14 |
| 7 PP-3 Plan & Profile Village Circle (2 of 2) | 11/1/13 | 3/17/14 |
| 8 PP-4 Plan & Profile Emergency Access Road | 11/1/13 | 3/17/14 |
| 9 PP-5 Plan & Profile Sanitary Sewers on Access Trails | 11/1/13 | 3/17/14 |
| 10 PP-6 Plan & Profile Nonbuild Cul-de-sac | 11/1/13 | 3/17/14 |
| 11 LP-1 Lighting Plan | 11/1/13 | 3/17/14 |
| 12 LS-1 Landscape Plan | 11/1/13 | 3/17/14 |
| 13 TP-1 Tree Preservation and Removal Plan | 11/1/13 | 3/17/14 |
| 14 ESC-1 Erosion and Sediment Control Plan | 11/1/13 | 3/17/14 |
| 15 DT-1 Erosion and Sediment Control, & Storm Sewer Details | 11/1/13 | 3/17/14 |
| 16 DT-2 Sanitary Sewer Details (1 of 2) | 11/1/13 | 3/17/14 |
| 17 DT-3 Sanitary Sewer Details (2 of 2) | 11/1/13 | 3/17/14 |
| 18 DT-4 Water System Details (1 of 2) | 11/1/13 | 3/17/14 |
| 19 DT-5 Water System Details (2 of 2) | 11/1/13 | 3/17/14 |
| 20 DT-6 Stormwater Management Basin Details (1 of 2) | 11/1/13 | 3/17/14 |
| 21 DT-7 Stormwater Management Basin Details (2 of 2) | 11/1/13 | 3/17/14 |
| 22 DT-8 Miscellaneous Site Details (1 of 2) | 11/1/13 | 3/17/14 |
| 23 DT-9 Miscellaneous Site Details (2 of 2) | 11/1/13 | 3/17/14 |
| 24 WM-1 Wetland Mitigation Plan | 11/1/13 | 3/17/14 |

EXHIBIT B

LIST OF RELEVANT DOCUMENTS

Local Law establishing Hillman Estate Planned Development District

Water Supply Report dated November 1, 2013, last revised March 27, 2014

Sanitary Sewer Report dated November 1, 2013, last revised April 1, 2014

Draft Stormwater Pollution Prevention Plan dated November 1, 2013, last revised March 2014