

**Planning Board Meeting
February 11, 2015**

Present:

Peter Sheridan, Chairman
Marybeth Max
Gary Putman
Matt Coldrick
Fred Sievers
William Ryan, Alternate
Thomas Peterson, Planning Board Attorney

Absent:

Guests:

Agenda: February Monthly Meeting

- Hillman Estates Final Site Plan Conditions
 - Victorian Landings Update
 - Open Discussion
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At 7:02 PM, Mr. Sheridan called the meeting to order. All Planning Board members were present for the meeting.

Hillman Estates Final Site Plan Conditions

Mr. Sheridan noted the first agenda item was to review proposed changes to Hillman Estates, which included the elimination of one of the two storm-water drainage ponds and the expansion of the remaining pond. The storm-water pond is within the boundaries of the development, on the border of the wetland area.

The easement to The Mill restaurant is under review. Mr. Sheridan indicated that there will be a meter pit in the new development, and that if The Mill tapped into the water it could bring other properties into consideration. Mr. Sievers indicated that if the water were extended outside of the approved area a permit would need to be granted by the DEC.

Mr. Sheridan said that Mr. Blue Neils, the engineer for the Village, is okay with the change to the storm-water pond plan. Belmonte would need the Planning Board's approval. Mr. Sheridan and Mr. Sievers agreed that they would need to provide new stamped drawings, as this is a change to the original plan approved by the Planning Board. Mr. Peterson indicated that the Village is still waiting for several key pieces of information before tree cutting on the property begins. Mr. Sheridan said he would also need a tree map, and as Ms. Shapiro has identified trees that are ecologically significant.

Mr. Ryan and Mr. Sievers discussed concerns about the Village DPW maintaining the storm-water pond. Mr. Sievers indicated there are federal guidelines for the specifications. When Mr. Sheridan discusses the changes with Mr. Neils, he will discuss the access to the storm-water ponds.

Mr. Putman raised a motion to authorize the Chairman to sign and stamp the amended site plan consisting with the rendering presented to the Planning Board, and once DEC approval has been granted, and the necessary easements approved by Mr. Peterson, which Mr. Ryan seconded. Mr. Ryan clarified that he would also like our engineer to put in writing that he approved the changes as well. Mr. Sheridan polled the Planning

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Board, Mr. Sievers – aye, Mr. Putman – aye, Mr. Coldrick – aye, Ms. Max – aye, Mr. Ryan – aye and Mr. Sheridan – aye.

Victorian Landings Update

Mr. Sheridan stated the second issue this evening is the receipt of an email from Mr. John Bossalini that he would like to present a proposed new sign and new signage location to the Planning Board. Mr. Sheridan said that he had no issue with the proposed location for the new sign. The Planning Board renewed their discussion of their objections of establishing a separate identity by having a sign when they reviewed Hillman Estates. Mr. Coldrick said that this was tantamount to branding and he felt that there should not be a sign.

Mr. Sievers moved a resolution that there should be no permanent sign for Victorian Landings, which Mr. Ryan seconded. The motion passed unanimously.

Mr. Sheridan said the second issue is the linear park, and provided background on the evolution of the parkland from the original plan to the current proposal. Mr. Peterson indicated that the Village Board would receive the proposal, which they would refer to the Planning Board for their recommendations, which would then be returned to the Village Board. Mr. Sheridan believes that it is important to keep a presence of the Village at Mt. Lookout. Mr. Sievers expressed that he would like to see a small parkland kept in the area as well. Mr. Putman said he would enjoy a small resting point for that section of a walk. The Planning Board offered the consensus that they would like to keep the small park area, but not extend the trail past the park.

Open Discussion

The Planning Board reviewed the November 12, 2014 minutes. Mr. Sievers moved to approve the minutes as submitted, which Mr. Putman seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Mr. Putman – aye, Ms. Max – aye, and Mr. Sheridan – aye. Mr. Ryan abstained, as he was not present at November's meeting.

The Planning Board reviewed the December 10, 2014 minutes. Mr. Putman moved to approve the minutes as submitted, which Mr. Sheridan seconded. Ms. Elford polled the Board: Mr. Putman – aye, Mr. Ryan – aye, and Mr. Sheridan – aye. Ms. Max abstained as she was not present at December's meeting and Mr. Sievers abstained as had been called out due to an emergency.

Mr. Sheridan made a motion to adjourn at 7:58 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary

