

PLANNING BOARD MINUTES

Wednesday July 21, 2004

WORK SESSION 6:30 P.M.
Roll call Miscellaneous
Minutes Agenda items
Sign review Communications
Update on pending items
Committee reports
Zoning law

AGENDA ITEMS 7:30 P.M.

ITEM I
Dominic Piestrak
Residential A

REQUESTS DEVELOPMENT PLAN APPROVAL
FOR HIDDEN POND SUBDIVISION PHASE II
PART III FOR 36 LOTS.

ITEM II
Angelo Natale
Agricultural

REQUESTS CONCEPT PLAN APPROVAL FOR
DEVELOPMENT OF A FOUR (4) LOT OPEN
DEVELOPMENT AREA NORTH OF 5795
THOMPSON ROAD.

ITEM III

ZONING CODE REVIEW

ATTENDING: Patricia Powers
Christine Schneegold
Wendy Salvati
Tim Pazda
Roy McCready
Jeff Grenzebach

INTERESTED
PERSONS: Dominic Piestrak
Angelo Natale

MINUTES Motion by Christine Schneegold, seconded by Tim Pazda to approve the minutes of the meeting held on July 9, 2004 as written.

ALL VOTING AYE. MOTION CARRIED.

ITEM I
Dominic Piestrak
Residential A

REQUESTS DEVELOPMENT PLAN APPROVAL FOR
HIDDEN POND SUBDIVISION PHASE II PART III
FOR 36 LOTS.

DISCUSSION: Jim Callahan said the property is located on the east side of Goodrich Road between Clarence Center and Greiner Roads. The proposed action is an extension of the existing Hidden Pond Subdivision. The Master Plan identifies the area as residential. Concept approval for this phase was granted on February 4, 2004. The Zoning Board of Appeals has granted a variance to the Town Grading Law on May 11, 2004 to allow walk outs and daylight basements. The first floor to exceed 40 inches above the centerline of the abutting road with explicit approval by the Town Engineer. Engineering has forwarded a recommendation with conditions on this phase. The applicant is seeking development plan approval for what will be the final phase of Hidden Pond Subdivision for 36 Residential A lots. Chairman Powers asked Mr. Piestrak if he had anything to add. Mr. Piestrak said "I do not." Pat asked if any member of the Planning Board had any questions. They did not. Pat asked if anyone in the audience had any questions.

They did not have any questions. Tim Pazda asked "What happens with these two streets here - Glen Iris and Meadowglen? We are obviously assuming that something else is going to happen down here. What if that something doesn't happen? Or it is drastically changed?" Dominic said "We have a conceptual plan that we have dropped off unofficially because of the moratorium. Just to give you an idea of what we are planning, it is all part of the cross town sewer that is getting connected in the next few days." Jim Callahan said "In the meantime those dead ends are going to have to meet the requirements of the Town Highway Superintendent as to their termination. Turnarounds and probably barricades or barriers of some kind, to his approval."

ACTION:

Motion by Christine Schneegold, seconded by Wendy Salvati to recommend development plan approval for Hidden Pond Subdivision Phase II, Part III for 36 lots with the following conditions:

1. Subject to recommendations by the Town Engineers office contained in letter dated July 9, 2004.
2. Street lights can be bonded according to Joseph Latona per the conversation Mr. Piestrak had with him.
3. Walkouts and daylights as identified on development plan subdivision map cover.
4. All lots are within Sewer District # 2.
5. Meadowglen Drive to be stubbed minus three lots to the west.
6. Project will be subject to recreation and open space fees \$450.00 each.
7. The dead ends will have to meet the specifications and standards of the Highway Superintendent.
8. Street lights will be bonded to insure installation.

ALL VOTING AYE. MOTION CARRIED.

ITEM II
Angelo Natale
Agricultural

REQUESTS CONCEPT PLAN APPROVAL FOR THE
DEVELOPMENT OF A FOUR (4) LOT OPEN
DEVELOPMENT AREA NORTH OF 5795 THOMPSON
ROAD.

DISCUSSION:

Jim Callahan said the property is located on the east side of Thompson Road north of Roll Road. The property consists of approximately 10.88 acres in the agricultural zone. The Master Plan identifies this area as residential. The applicant was tabled at the July 7, 2004 meeting to further research driveway separation and conservation area depths.

Bill Schutt represented Natale Builders. They did confirm that the neighbor to the south Mr. Binner, does have a valid driveway which is now shown on the plan, just south of their south property line. They have adjusted the common driveway to maintain the 100 plus separation required by the open development area ordinance. They have located the existing trees along the property line, and also along the south. They have extended a length of trees that they intend to plant, and space those trees in between existing trees, to create a more dense vegetative buffer to the south.

They have reoriented the front building to face Thompson Road. They revised the common driveway itself to include a cul-de-sac type of feature in the rear. The only item that is still outstanding is that Mr. Natale and Mr. James Blum have not gotten together to discuss the buffer area to the rear. It is Mr. Natale's intent to offer a very generous 120 foot buffer off the east property line which includes an area that is very densely wooded and brushed right now. The view from Martha's Vineyard will certainly not be impeded whatsoever. The woods that are there will be certainly be maintained and preserved as a result of the conservation easement. We feel we have addressed all the issues that came up at the last meeting. We are here requesting a recommendation for concept approval. Wendy Salvati asked Mr. Schutt to show where 120 feet would come to on the plan. Mr. Schutt showed the Board. Pat Powers said from that 120 feet of conservation area, from there to the rear of house number 4, is that a wetland that is in between? Mr. Schutt said it is a potential wetland, it still can be delineated. If it proves to be a wetland, it precludes any disturbance that much farther. Chairman Powers said "I think when you were here before us

two weeks ago, you mentioned they were planning on doing septic systems, is that correct? Mr. Schutt said “That is correct.” Pat Powers said the Planning Board has a problem with that. In all likelihood the Planning Board is going to recommend that the project be sewered because it is located in Sewer District # 2. By every tool that we have available to us, the master sewer map, the master sewer plan 2015, it clearly states that this project is within Sewer District # 2. I am not sure about the legality of putting septic systems into a sewer district, but I intend to ask the Town Attorney about it. But we wanted you to know about that ahead of time, that this is going to be our recommendation to the Town Board.” Mr. Schutt said “Okay. Is that recommendation going to be universal for other projects as well?” Pat Powers said “If they are in a sewer district I would think that would hold. We are looking for some consistency.” Mr. Schutt said “There is no hardship case? Because as we mentioned before, the existing sewer is literally a thousand feet away, north on Thompson Road. The existing sewer is just about at the entrance to the Waterford development.” Jim Callahan said “The issue - the Planning Board is going to recommend this - it is ultimately a Town Board issue, and they can make a determination at that point. And the Town Engineer certainly. Jim Hartz said “Gary Anastasi’s house is somehow tapped into that sewer line here, I don’t know what that means to this project, but he has tapped into that line. There is a private line here.” Mr. Schutt said “He probably has a private grinder pump.” There is no gravity sewer on Thompson Road. So if he did that, if it is an individual grinder pump, he probably has something like an inch and a quarter flexible force main, that is like a water service.” Wendy Salvati said “That he extended a thousand feet up the road?” Bill Schutt said “If that is true, I am not aware of that, to be honest with you.”

Jim Blum said “I did have a chance to talk to Mr. Natale today about this project. He told me about his willingness to go 120 feet from the back property line. However, I think this board should consider whether they want to protect that wetland, and what impact on the wetland, when they do the amount of filling that will be required since this whole area is a flood plain. Wendy Salvati agreed it makes sense and should become part of the conservation area.

ACTION:

Motion by Jeff Grenzebach, seconded by Wendy Salvati to recommend concept plan approval for a four lot open development area north of 5795 Thompson Road with the following conditions:

1. A minimum of 120 feet of natural area at the rear of the property.
2. The wetlands are to be delineated.
3. The first house is to be orientated to face Thompson Rd.
4. A development plan approval checklist.
5. This is a preferred design with setback variances on # 3 and # 4.
6. The Planning Board recommends that this project be sewerred.

ALL VOTING AYE. MOTION CARRIED.

Councilman Bylewski said regarding the conservation easement, he was wondering if the Planning Department could consult with the Town Attorney regarding the acquisition of conservation easements, to see if we are complying with the way we should be acquiring conservation easements.

ITEM III

ZONING CODE REVIEW

Meeting adjourned at 9:00 p.m.
Patricia Powers, Chairman