

PLANNING BOARD MINUTES

Wednesday April 2, 2003

AGENDA 7:30 P.M.

ITEM I

Waterford Village, LLC.
Purd

ITEM II

Kevin Curry
7000 Heise Road LLC.
Agricultural

ITEM III

Clarence Hollow Assoc.
10235 Main Street
Commercial

ITEM IV

Arthur Fuerst
9450 Main Street
Commercial

ITEM V

K & A Landscape
8224 Main Street
Commercial

WORK SESSION 6:30 P.M.

Roll Call Miscellaneous
Minutes Agenda items
Sign review Communications
Updates of pending items
Committee reports

REQUESTS UPDATE ON SITE PLANS

FOR WATERFORD ESTATE PHASE
I, AND WATERFORD COMMONS
PHASE II.

REQUESTS CONCEPT APPROVAL FOR
66(sixty-six) UNIT TRADITIONAL
NEIGHBORHOOD DEVELOPMENT.

REQUESTS TEMPORARY
CONDITIONAL PERMIT FOR A
FARMER-S MARKET AT VICTORIA
PLAZA.

REQUESTS SPECIAL EXCEPTION USE
PERMIT FOR A DRIVE-THRU
ICE CREAM STAND.

REQUESTS CONCEPT APPROVAL FOR
CONSTRUCTION OF A 1152 SQUARE
FOOT GREENHOUSE ADDITION.

ATTENDING: Joseph Floss
Patricia Powers
Christine Schneegold
Reas Graber
Frank Raquet

INTERESTED
PERSONS: Supervisor Kathy Hallock
Deputy Supervisor Anne Case
Councilman Bylewski
Harold Frey
Sean Hopkins
Bill Schutt
Kevin Curry
Michael Metzger
John Kelkenberg
Janet Sgamma
Mark Butler
Florence Kirk
Tom Brown

MINUTES

Motion by Patricia Powers, seconded by Reas Graber to accept the minutes of the meeting held on March 19, 2003 as presented unless there are corrections.

ALL VOTING AYE. MOTION CARRIED.

ITEM I
Waterford Village LLC
PURD

REQUESTS UPDATE ON SITE PLANS FOR
WATERFORD ESTATES PHASE I AND
WATERFORD COMMONS PHASE II.

DISCUSSION:

Jim Callahan gave a brief history of the project. It has been re-zoned to PURD (Planned Unit Residential Development). In terms of the Master Plan this area was highlighted to identify that it was a project under review. The project has been through a full environmental review, and a draft environmental impact statement was generated. The project was called the Clarence Hollow Pollution Abatement project, also known as the Heise Brookhaven Private Sanitary Trunk Sewer, and including the Roll Road PURD. Written findings under the SEQR were finalized by the Town Board on August 22, 2001 which completed the SEQR review of the project. The application for this PURD was initiated in September of 2001, introduced to the Town Board on September 12, 2001. The Planning Board reviewed the concept on October 3, 2001 and recommended re-zoning to the Town Board. The Town Board held a public hearing on November 7, 2001, and on December 5, 2001 set a public hearing for December 19th. They granted re-zoning to PURD and recommended development plans. The applicant is here tonight to review the site plans which would be the final step in the review process for this project. Recent correspondence regarding the project has been received from the Town Engineer and the Town Highway Superintendent. They are in the file. Attorney Sean Hopkins of Renaldo and Myers Law firm spoke on behalf of the project sponsors. Sean introduced Kevin Curry, David De Paolo, Mark Aquino, and Bill Schutt the project Engineer. Sean Hopkins said the most important date that was mentioned by Jim Callahan was December 19th, 2001 when the Town Board approved the Development plan and the PURD re-zoning. The zoning code requires that if the site plan, keep in mind site plan, not subdivision, is consistent with the approved development plan, that is really the

criteria that should be looked at - not only by this

board but subsequently by the Town Board. A lot of work has been done, a lot of engineering time has been spent, and we have been working with all the agencies to make sure that we develop this project in accordance with the approved development plan.

We are requesting that the board ask any additional questions tonight so we can come back in two weeks and get a final recommendation from this board. Bill Schutt said the project sponsors are striving to develop a unique project. The site plan showed the overall plan, and what they are seeking approval for - the two sides - the Shimerville Road side called the Waterford Commons consisting of 39 lots in Phase II, and the Thompson Road side called Waterford Estates consisting of 28 lots in Phase I for a total of 67 lots. The PURD itself shows six distinct parts. The Waterford Commons consists of 105 single family lots commonly known as the traditional neighborhood district, Waterford Estates consists of 119 estate lots. There will 99 patio homes to serve the maintenance free life style. There are 56 town homes which is also a care free type of lifestyle. There is Waterford Campus off Roll Road which is a combination of community support and neighborhood business uses. Finally we have Waterford Park which comprises a large area, the entire land mass incorporates about 47 acres or 22% of our entire area, and consists of a combination of conservation area as well as active and passive park areas. The PURD development plan calls out to proposed landscaping features and site amenities which were also discussed and included as part of the PURD plan. The plan calls for rolling landscaped berms along Shimerville frontage, and we are prohibited from curb cuts on Shimerville Road. The entrance road off Thompson Road leading in to the estates is to be landscaped. The traffic circle noted on the development plan, includes a gazebo. The street frontage of the Greens will have rolling landscaped berms. One of the major goals for the park area is to provide a route for the future construction of the bike path. It will extend from the Peanut Line all the way down to

2015. In January 2002 we received our permits from the State DEC. This permit is for the construction of the Waterford PURD development. At that time it was known as the Roll Road Planned Unit Residential Development. In the body of the permit, the permit specifically calls out for development plan that we were just looking at. The sister permit for the Heise Brookhaven sewer that was issued as well in January 2002. That too was issued as a result of the approval of the PURD development plan. Since those permits were issued we have actually constructed the Heise Brookhaven sewer through the entire Waterford area.