

**Planning Board/ARB Meeting
October 4, 2005**

Board Members Present

Chairman Robert Garlick
Denny Marra
Joseph Slominski
Ronald Muraco
Craig Byham

Board Members Absent

Carol Nellis Ewell

Others Present

Donna Stassen, Secretary Planning Board
Trustee Theodore Rauber, Liaison Village Board
Jack Crooks, Building Inspector

Richard Gollell
Frank Gollell

ARB

Tiny Talents
Freestanding Signage

Applicant failed to appear before the board for sign approval. After board discussion, the following resolution was offered.

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously that the application of Sandra Costello to install a freestanding sign on the island across from Rite Aid in the Village Plaza is denied due to non-conformance of Village Sign Law. Furthermore, sign must be removed within seven days, 10/12/2005.

Planning Board

Conceptual Plans for Davison Property Development as presented by Developer Richard Gollell.

Mr. Gollell stated the following

- Wetlands have been delineated, with such delineation there have been two houses removed from the plans, and one will be refigured on the drawings.
- One area will have cluster homes, three to a grouping.
- Single-family homes in the price range of just under \$200,000.00.
- All properties will be owned, no rental properties.

Trustee Rauber: Are the cluster homes, like townhouses?

Mr. Gollell: They will have two car garages, and their own driveways. There will be a combination of two story and ranch homes. An association will be formed and fees will be imposed to maintain the common grounds.

Planning Board/ARB
October 4, 2005

Page 2

Mr. Gollel: My property buffers property owned by Dan Hogan, we would be working together on the roads and the water looping.

Craig Byham: How large will the homes be?

Mr. Gollel: We haven't determined exactly what size the homes will be; somewhere within the 1400-1700 square feet range.

Craig Byham: How many units?

Mr. Gollel: There will be 45 townhouses/condos and 16 single-family homes

Chairman Garlick: The smaller lots, 7, 8, 9, 16, 17, etc. are those approved lots?

Mr. Gollel: They may have been approved at one point and time, but we are here for reapproval.

Jack Crooks: My research shows that they were paper parcels only.

Chairman Garlick: How many lots are we looking at right now, is this all one parcel?

Mr. Gollel: There are three parcels.

Chairman Garlick asked if Orchard Road, Canalside Drive and Airedale Street are genuine village streets.

Mr. Gollel: They are shown as roads on the tax maps.

Trustee Rauber: I don't know if Orchard Road is I believe that is still part of a paper concept. That was all sold as one parcel and that is a concept drawing showing what could have been developed if that land had been developed.

Jack Crooks: As title transferred on that parcel, you would refer back to the legal description of the boundaries of that parcel that ownership would have to be confirmed.

Mr. Gollel: I was told that the village owned Orchard Road.

Trustee Rauber: Bottom line is we don't build roads you would build it and dedicate the road.

Mr. Gollel: There is a right of way to put in a road.

Chairman Garlick: I am going to speak personally at this point, when you do development I would like to see sidewalks. I would also like to see development based on current zoning. It doesn't have to be very fancy but within the current zoning guidelines, just to see what it would look like.

Mr. Gollel: That is why I am here because I don't think anything I am showing meets the current zoning. I am here looking for a little direction because it is such a unique piece of property.

Chairman Garlick: Any change of zoning would come under the Village Board.

Chairman Garlick: Personally, I would also like to see along Evergreen Street single-family units to blend with the character of the neighborhood.

Trustee Rauber stated that utilities would need to be looked at i.e., sewer flow calculations, lighting, drainage, and water.

Jack Crooks: That part of the process, the infrastructure should be a combination of efforts between your engineers and reviewed by the Village Engineer to make sure all the numbers work.

Chairman Garlick: Are you proposing to share the ponds with Dan Hogan.

Mr. Gollel: Yes, we have talked about sharing the expense for the detention area and the expense of bringing a new water main up from the back to service the water for the new development.

Craig Byham asked if there was any natural gas.

Mr. Gollel: There will be that option.

Ronald Muraco: Any plans for street lighting?

Mr. Gollel: The development would have village flair, porches and streetlights will be part of that design.

Trustee Rauber stated that gas heat would be preferred to keep the PPA costs down.

Chairman Garlick stated that he would like to see as many trees as possible preserved.

Chairman Garlick: I like the concept, just would like to see how this would look to code.

Mr. Gollel: I think you will be proud of the development we have in mind.

Chairman Garlick directed Mr. Gollel to start with an official concept plan and than go from there.

New Business:

Mr. Joe Ricco spoke to the board in regards to his daughter's new business opening on S Union Street. He shared with the board some of the ideas they were proposing in regards to signage, decking and new windows.

Mr. Ricco will appear in front of the ARB next month for formal approvals.

Approval of Minutes

Motion made by Chairman Garlick seconded by Ronald Muraco and carried unanimously to approve the September 6, 2005 minutes as corrected.

Adjournment

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously to adjourn the meeting at 8:10 to go into workshop session.

