

Village of Caledonia Planning Board
Meeting Minutes for July 11, 2017: Public Hearing for Proposed Ravich Subdivision

Members Present:

Linda Ludlum, Rhett Clark, Kristen Murphy, Marge Landowski

Also Present: Ed Russell, Glenn Thornton; community members (see attached sign-in)

The Public Hearing was opened at 7:00 with the Pledge of Allegiance.

Glenn Thornton, of Thornton Engineering, presented information about this proposed subdivision on Spring Street:

- This is a six-lot residential subdivision on the east and west sides of Spring Street.
- There will be a 16' wide asphalt driveway.
- Each house will have an individual septic line and there will be a maintenance agreement for each.
- During construction, they will try to disturb as little ground as possible and maintain the existing drainage as best they can.
- DEC will perform a wetland delineation and provide results.
- The parcels are \pm 1 acre each and houses are planned to be staggered.

Comments and questions from neighbors:

Tom and Nancy Pierce, 61 Spring Street

- Is there a conservancy line with this project? They have one on their property.
 - o No, there is not.
- How big is each house?
 - o Each will be approximately 70' wide with attached garage and about 2500-2800 square feet.
- How far away from their house will the nearest house be built?
 - o Approximately 800-900 feet
- Will there be a public road?
 - o No, there will be a private driveway with common easements for each lot.
- Will there be overhead power lines?
 - o No, the lines will run underground.

Gil DuBois, 28 Spring Street

- Since the houses are staggered on the lots, will there be more homes built in the empty spaces?
 - o No
- Who will buy the lots?
 - o This is unknown. The original plan is for houses to be built for families, not building the homes to sell. Jim Sickles added one is planned for 2018.
- How will this impact water pressure for neighboring homes?
 - o No impact. This is served by an 8" main.
- Will these be year-round residences?

- Unknown at this time.
- Why is the pump station east of all the houses and pumping waste across the road?
 - They are combined to reduce cost and use a gravity drain.

Wayne Stack, 18 Spring Street

- Why is the subdivision/building going to happen on the east side, not the west side?
 - Raviches prefer the west side, to keep the houses near the main home. The lots and natural landscape is attractive.

Sue Sheffer, 174 North Street

- How close are the lots to the creek?
 - 130 feet
- Will it impact wildlife? (She lives on the other side of the creek and enjoys watching wildlife.)
 - There will still be lawn area, and overall there will be very little disturbance.

Polly Nothnagle

- Will this area be gated?
 - Not sure at this time.

Mike Murphy, Code Enforcement Official

- Will the homes be 2 story or 3?
 - 2 story, no more than 35' tall.
- Who will maintain the driveway?
 - There will be a shared maintenance agreement between the homeowners.
- Will there be street lighting?
 - None additional, just those that are on Spring Street.
- Fire access?
 - The buildings are near enough Spring Street, that if needed they could use the hydrants there.
- How deep is the bedrock?
 - 2'-3' deep, and goes to 5'-6' deep in some areas.
- Cul-de-sac radius in the village is 60'. Will this one be the same?
 - This is a private drive, so the 40' radius is ok.

Kristen Murphy

- County Planning Board is reviewing this subdivision. In their comments, they make recommendations for the driveway/turnaround for snow removal and emergency access.
 - Although a hammerhead is easier for snow removal, Raviches prefer a cul-de-sac for a neighborhood feel.
 - The maintenance agreement could include the requirement to keep the area clear at all times.

Rhett Clark

- Asked if this could be a public road?
 - o No, this is not the correct size for a public road.
- In terms of boring/problem with the street.
 - o The construction plans are still in progress.

There being no further questions or comments, motion made by Rhett Clark, seconded by Linda Ludlum, to close the public hearing at 7:30.

Aye: Linda Ludlum, Rhett Clark, Kristen Murphy, Marge Landowski

Nay: None

Abstention: None

Elizabeth Dietrich

Secretary, Village of Caledonia Planning Board