



Antoniou Site Plan Continued

Jack Barton questioned the "fall off" on the east side, stating that the plans seem to show a 1 on 3 slope. A discussion followed on the drainage of this site and Mr. Schultz explained that the proposed plans have a pipe running down the east side of the property to pull the drainage from this site to the pond.

Mark Arcker asked if the pipe will be underground and at a sloped declined. Mr. Schultz stated yes.

Mr. Barton stated that on July 3, 2012, the Conservation Board recommended a negative declaration for this unlisted action.

Chairman Tod Ferguson opened the Public Hearing.

Public Comments: None

Chairman Tod Ferguson closed the Public Hearing.

**A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to recognize this application as an unlisted action and to grant a negative declaration for the application. Motion carried unanimously 5-0.**

**A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to grant Preliminary approval for this application. Motion carried unanimously 5-0.**

**NEW BUSINESS**

Country Village Estates Subdivision Phase 3 16 Lots - Country Village Lane  
Jess Sudol from Passero Associates presented to the Board plans for Phase 3 of this subdivision.

Mr. Sudol reviewed the overall plans with the Board.

Mr. Sudol stated that they will be extending the existing Country Village Lane approximately 750 feet, the "regional" pond on the east side of the development will services this section, and they will be extending the existing sewer and water line.

There were a few changes made to Phase 3 from the original plans submitted for overall preliminary plans. Presently there is a roadway connecting the north side of Country Village Lane with the south side of Country Village Lane, this roadway will be removed and a hammerhead placed at the end of this section, the next section will complete the "loop" of Country Village Lane. By removing this roadway the engineers were able to put in another lot and reduce the cost associated with road construction which will help make this section viable.

Country Village Estates Continued:

Chairman Tod Ferguson asked if there were any grading changes or lot widths with the addition of the new lot. Mr. Sudol stated that overall it is the same.

Chairman Tod Ferguson asked if the pond still can still hold the capacity that it was designed to hold. Mr. Sudol stated that it does, that they did a site visit specifically to look at the pond and make sure that it could still handle the capacity that it was designed for.

Jack Barton stated that the overall subdivision has preliminary approval but then asked the Board how they would like to approach this section as there have been changes made to the plans for this section that were granted preliminary approval. The consensus of the Board was that they would like the plans to be sent to the Town Engineer for his review and comments and a public hearing to be scheduled.

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**A motion was made by Bob Pelkey and seconded by Steve Aprilano to accept the minutes of the August 2, 2012 meeting with the following correction: Bob Pelkey and Steve Aprilano be shown as Members Present. Motion carried unanimously 3-0 (Mike Reinschmidt and Mark Acker absent from August 2, 2012 meeting) .**

A discussion was held on the pipe size and pitch of the proposed pipe on the Antoniou Site plan. The Board would like to make sure that the Town Engineer checks the calculations to make sure the proposed pipe size is large enough for the volume of water.

A discussion was held on the Doug Miller site plan and the status of the site, the letter sent by the Building Department to the applicant and the request made by the Engineer in regards to meeting on site with applicant. After a lengthy discussion the Board agreed that it would be most beneficial to have Mr. Miller and his engineer come before the Board so Mr. Miller could give an updated status of the site and to discuss access, lighting and other questions that the Board have about the site.

Mr. Barton stated that he will do a site visit and bring back a report for the Board and will send a letter to Mr. Miller and Mr. Schultz stating that the Board would like them both at the next meeting to review this site plan.

There being no further business, a motion was made by Mark Arker, seconded by Mike Reinschmidt to end the meeting at 7:58 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner  
Recording Secretary