

2012-A (continued)

William Schutt of Wm. Schutt & Associates stated that a boundary and topographic survey was submitted and they verified that the cul-de-sac dimensions, right-of-way widths and lot sizes are in accordance with the Town Code. A preliminary storm water management plan was prepared and the sanitary sewer and I & I reduction plan indicates that 30 million gallons will be removed. Mr. Schutt noted that the entrance road to the proposed subdivision was moved 38' to the west away from the Wysocki's at 112 Caldwell Drive and he hoped to meet with Mr. Wysocki before too long.

Mr. Mendola referred to the storm water detention pond and commented that a homeowner's association should be formed to withstand any expenses concerning maintenance of the detention pond.

Mr. Schutt responded that he had requested the latest regulations the town had regarding storm water detention ponds and was not provided with any information that the ponds will not be owned by the town.

Town Attorney Shawn Martin stated that prior to 2009 the town had no direction with regard to detention ponds and developers would build their subdivision, sell the homes, and walk away from maintenance of the detention ponds. In 2009 discussions were held to urge forming homeowner's associations to maintain the detention ponds. Recent discussions have centered around sending the responsibility back to the town with creation of a taxing district to cover the cost of maintaining the ponds. He anticipated something along this line being done in the near future, but a local law will first have to be adopted.

Mr. Ciancio commented on the number of homes that have been added to this area and was concerned with sewers and traffic.

Mr. Greenan stated that the property is properly zoned for the use being proposed and all the Planning Board can do is say if it fits into the zoning ordinance. He further noted this is not a public hearing or an application for a rezoning.

Mr. Ciancio questioned if there is capacity in the sewers.

Mr. Martin stated sewer issues are legitimate questions, but now is not the time for them. Sewer questions are relevant at the time of site plan if they get to that stage.

Motion by Greenan, seconded by Niederpruem, to grant pre-application and preliminary approval of the proposed 51-lot Clearview Estates Subdivision located off Caldwell Drive.

