

**SPECIAL MEETING-BOARD OF TRUSTEES-NOVEMBER 17, 2003-6:30 P.M.**

**PRESENT: ERNEST W. MARTIN, MAYOR; TRUSTEES – JOHN MURPHY, MICHAEL HANEHAN, MARTIN RICCARDI  
ABSENT: RAYMOND WALKER, TRUSTEE**

**ALSO PRESENT: RANDY RATHBUN, SUPT. OF PUBLIC WORKS; BRUCE RINGROSE, ENGINEER; SCHOOL BOARD MEMBERS – BEVERLY FRANK, THOMAS MELLON; PROVIDENT DEVELOPMENT GROUP – ED ESPOSITO, JIM QUINN, KEN RETUNDO & TOM ANDRES, ABD ENGINEERS**

The meeting began with Tom Andres explaining that the drawings have been refined and a topographic map has been prepared. The main entrance would be off routes 4&32 with a secondary entrance off Clinton Court, all streets have accessibility for emergency vehicles. It was explained that sewer is to be brought to the main trunk line via gravity flow not through the Clinton Court pump station. Some of the units would be required to have grinder pumps they would pump directly to routes 4&32 main sewer line. Supt. Rathbun questioned who would be responsible for water and sewer infrastructure. It was explained that the water & sewer infrastructure would be dedicated to the Village however the plans are for the streets to remain private, they could dedicate the main road to the Village and the streets to the units would remain private.

It was explained that there would be 35 feet between the school driveway and the rear of adjoining units, some type of buffer could be created in that area. It was explained that no plans to designate buildings for a specific age group are presently in place. Questions about parking were answered; each unit has a garage and driveways large enough for one additional car. After discussion it was agreed that additional parking spaces could be provided in the cul-de-sacs for company. There was also some concern expressed regarding the depth of the pond on the property, it was explained that in the past people have tried to drain it and were unable to do this. Developer agreed it could be fenced.

The group explained their goal is to build a community, they hope to develop it within two to three years. There will be a homeowners association; they will make sure the exteriors of the properties are maintained. Monthly fees will be charged to care for the lawns and remove snow in the winter.

Beverly Frank, President of the School Board questioned if an environmental impact review has been done. She explained that she has concern for the students with this type of project in such closed proximity to the school district property.

Mr. Andres explained the studies that would be done and the possible impact on traffic. He explained that historically this type of housing does not impact school districts as far as increasing the student body. Their philosophy is to be user friendly, they want to be a welcome addition to the community.

Trustee Murphy questioned if the developer would be willing to set up an escrow account to help defray the cost of the Village Engineer. Discussion was held, they would request a figure before they would commit to this.

The Mayor and Board thanked the Provident Development Group for their information; another meeting will be scheduled in early January.

Respectfully submitted,

Margo L. Partak  
Clerk-Treasurer