

Mr. Marshall made a motion to approve the preliminary plan, waive further public hearing, and grant final approval based upon a plan prepared by Devin A. Larson, Licensed Surveyor, revised March 16, 2026, recognize the SEQR determination of April 13, 2026, and acknowledge that the colored lines need to be reverted to black and the nomenclature updated to reflect those changes. Mr. Fuller seconded the motion which passed with Mr. Hillery abstaining.

Cedarvale Ridge Extension – Section E Phase C

Mr. Paul Fowler of Paul M. Fowler Development Corporation appeared before the Planning Board and provided copies of the map. Mr. Perrine provided a timeline regarding the matter stating that the contract drawings were received on March 26, 2026, notification that the permit is active was obtained on April 1, 2026, an amended SWPPP was received on April 6, 2026, review fees were deposited and the updated plan was received on April 9, 2026. Mr. Perrine needs to make a site visit for drainage, review the plan and he can then provide comments to the engineer.

It was noted that Mr. Perrine will have his review completed before the next Planning Board meeting; however, it is not known if the applicant's engineer will respond in time. Mr. Fowler will provide any comments to the engineer right away. He noted that he has an opportunity to obtain some fill for this site. Mr. Perrine noted that if the applicant is going to disturb over an acre he should get prior approval to do so. He explained that the interim SWPPP or the contract drawings would likely be in place by then, but the applicant will need Town Board approval and a highway agreement.

Green Hills Manor

Mr. Steven Calocerinos appeared before the Planning Board with the applicant, Mr. Michael Decker, to provide a revised grading plan and revised lot lines for two lots to accommodate a request from National Grid that was received. Mr. Calocerinos explained that the gas transmission main runs parallel to Elton Avenue, turns south and then runs towards Rockwell. National Grid wants two feet of separation from the outside of pipe of other utilities to outside of pipe between their gas main. That required that they change the design of the storm sewer between lots 17 and 18. That necessitated changes to the rear yard swale of those lots. Originally there were two or three catch basins but those have been removed and it is a rear yard swale that drains into the existing storm sewer on Elton Avenue.

Mr. Calocerinos stated that the lot line between Lots 14 and 15 has changed. He explained that the gas main is very shallow at that bend and to provide minimum cover they had to relocate the driveway. They took a small part of Lot 14 and moved the driveway over.

Chairman Malfitano noted that previously it was discussed that there is an excess amount of materials located on the site and Lots 15-25 were being raised to accommodate some of the spoils and 5,000 to 6,000 yards of additional materials needed to be removed. Mr. Calocerinos noted that the spoils have been removed from the site except for two stock piles on Lots 13 and 14 which will be used for top soil. Also whatever is taken out for the basements will be spread on the lots. Chairman Malfitano asked if there is an updated grading plan. Mr. Calocerinos stated that the grading plan that was previously approved was updated as part of these changes and there are finished grade elevations on the plan. As-builts for the grading or the drainage facility has not yet been prepared. The revised subdivision plan with the lot line changes has been provided. Mr. Perrine noted that the final plan was last revised February 16, 2026, and the amended contract drawings include the revised grading plan that Mr. Calocerinos referenced.

Chairman Malfitano noted that the Planning Board has not yet reviewed the revised plans but asked if the as-built plans with the elevations that were proposed could be provided. Mr.

Calocerinos noted that the only area that is still changing from the original approval is Lots 14 through 19 due to the request from National Grid. The rear yard swales are still incomplete due to their request. Chairman Malfitano requested plans that reflect all of the changes. Mr. Calocerinos noted that the intent was making the Planning Board aware of the proposed changes and confirming approval prior to construction, specifically, the change to the storm sewer and the rear yard swale in Lots 15 through 19.

Mr. Perrine clarified that the field work is not yet complete for the rear yard swale, and it is his understanding that Chairman Malfitano is asking if the contract drawings include the revision to the rear yard swale. He noted that the revised contract drawings do include the revision to the rear yard swale; however, the Planning Board has not yet approved the amended contract drawings. Mr. Calocerinos is seeking approval of the contract drawing amendment so he can go out and finish the changes to the rear yard swale and storm sewer behind Lots 14 and 19.

Mr. Perrine advised that the Planning Board should consider approving the entire list of revised plans; however, the noted plans that have changed are last revised January 28, 2026. That includes C101, C102, C103, and C104, 201, 202 and 203. Mr. Calocerinos can provide a set for the record. He also noted that the change to the lot line shows up on almost every sheet so most have been revised. Mr. Perrine noted that one condition he suggests is that once the changes are physically complete in the field, then topographic as-builts by Ianuzi and Romans should be submitted for review. That will verify the revised grades on the lots, the swale in the back of Lots 14 through 19 and some additional items.

Mr. Marshall made a motion to approve the contract drawings listed in Mr. Perrine's February 17, 2026, letter, acknowledge that there are certain aspects where the work is not physically completed because of these changes, and additionally require that updated topographic as-builts should be consistent with these plans once the work is complete. Mr. Hillery seconded the motion which passed with all in favor.

Chairman Malfitano noted that the subdivision plan will need to be revised and once the road is in and the binder is down Mr. Perrine can provide a letter of substantial completion and then the final plan can be considered. It was suggested that the subdivision plan be revised with the changes so the Planning Board can approved the amended preliminary plan.

Planning Board Minutes

A motion was made by Mr. Fuller, seconded by Mr. Hillery, that after minor changes, the Board approve and accept the meeting minutes of the March 23, 2025, meeting. The motion passed with all in favor.

A motion was made by Mr. Hagan, seconded by Mr. Marshall, that there being no further business to come before the Board the meeting be adjourned. The motion passed unanimously and the meeting was adjourned at approximately 7:48 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary