

December 9th, 2024

Attendance Present: M. Duminuco, D. Seiler, C. Zlotkus, A. Weidman, C. Brown
Liaison:

Call to Order: 7:30 pm

Correspondence and Reports: Planning Board 12.03.24, Zoning 11.19.24

New Business: **1822 Lake Rd-** stand-alone solar array 98' 4" x 13' 7". Reviewed and discussed plans.
799 Holt Road- 16 (4) unit structures, 1 (3) unit structure, 4 (2) unit structures, 11 (28) unit structures total 361 total units. Reviewed and discussed plans. Board has concerns. Further site plan reviews needed.

Old Business:

-1048 Shoecraft Rd Apartments-Proposal to construct (4) 2-story apartment buildings on a proposed 5.2-acre parcel. Brown/Zlotkus walked site. Plans call for keeping the majestic stand of large maples that are located in the south buffer. Also recommend keeping as many of the large Pines on the east border. See site review for further details

-Cobblestone Place Phase 2 Apartments-1025 Ravenside Lane Proposal to construct (1) 3-story 47-unit apartment building on a proposed 5-acre parcel with 84 parking spots. Zlotkus walked site. Only concerns are roadway in. Goes through tight narrow residential street. Current adult living center building parking lot only 25 % full at time of inspection. New complex will see large traffic influx through existing neighborhood due to apartments not keeping with adult home traffic pattern. Recommend dedicated entrance for protection of existing neighborhood. See site review for further details.

-Waterview Phase 3- Willow Point Way and Nautical Mile Drive Proposal to construct (5) 2-story 10-unit apartment buildings, and (1) 2-story 6-unit apartment building on a proposed 13-acre parcel. Seiler/Zlotkus walked site. Board has issues with plan that shows buildings on flat ground not accounting for the property which is a significant slope. Far south east building top driveway is at elevation 409 on east driveway and 399 on west driveway. 10-foot difference. Would like plans showing buildings with elevation taken into account. Unable to visualize complex on top-down map. See site review for further details.

Discussion Items:

- Weidman Flow is a 2024 animated AI generated film that tells a wordless story about a black cat and other animals in a computer-generated world.
- Weidman- Things not to recycle.
- Zlotkus-EMC tour of RTS electric and hydrogen buses and infrastructure along with pros and cons of each.

Notes- Annual Christmas party with cookies and juice. Chris Brown reported last meeting not seeking another term.

Adjournment: 837 pm