

Town of Rotterdam Planning Commission Workshop
Whispering Pines Project
June 11, 2019 – 7:00 pm

1) Introduction

- a) Project Status, Process, and Planning Commission Jurisdiction

2) Presentation by the Applicant

- a) History of Project and Environmental Review to Date
- b) Property Ownership
- c) Existing Facilities and Demolition—continuation of the golf course
- d) Comparison of Infrastructure in FEIS/Local Law/Phase 1—sewer, water and stormwater
- e) Roads and paths—comparison of Phase 1 with Concept Plans in EIS/Local Law
- f) Emergency Access Roads
- g) Comparison of units, open space, and buffers in FEIS/Local Law/Phase 1

3) Sketch Plan Review Discussion

- a) **§ 270-129 (B):** Adequacy and arrangement of vehicular and pedestrian traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and control devices.
 - (1) Waiver from 30' Roadway Width –
 - (a) 26' proposed with 11' lanes and 2' wing wedge proposed
 - (b) Fire Department and Town Highway Superintendent Review and Approval
 - (c) On-street parking?
 - (2) Sidewalks along roadways – 5' wide concrete with minimum 5' grass strip from edge of road
 - (3) Roadway Layout –
 - (a) Horizontal Control with Tangent and Curve Data, Sta, PC, PT (no reverse curves)
 - (b) Curvilinear Design – Avoid long straight sections of road
 - (c) Elimination of Cross Road and 3 Way Stops – Block size 400 feet min. to 1,200 feet max.
 - (4) Pathway Network – Location, width and construction:
 - (a) Interconnected versus dead-ends
 - (b) Golf Cart (10' min asphalt – wider if shared)
 - (c) Bike (8' min. – 10' min. if shared)
 - (d) Pedestrian (5' min concrete)
 - (5) Maintenance – HOA Documents
- b) **§ 270-129 (D):** The location, arrangement, appearance and sufficiency of off-street parking and loading
 - (1) Provide Off Street Parking Lots for Visitors and Overflow
 - (2) Maintenance – HOA Documents

- c) **§ 270-129 (E):** The location, arrangement, site design and compatibility of buildings, structures, lighting and signs
 - (1) Housing Variety –
 - (a) EIS: 125 single family units total; 58 townhomes and 67 detached cottages
 - (b) Site Plan Phase 1B: 125 single family units total; 30 twin homes and 95 detached cottages
 - (2) Separate areas designated for townhomes and cottage units or mixed throughout
 - (3) Variety of building styles and/or building setbacks from roadway
 - (4) Lighting
 - (a) Maintenance – HOA Documents

- d) **§ 270-129 (F):** The adequacy, type and arrangement of landscaping, screening, buffer zones and open space
 - (1) Open space and recreational areas
 - (a) Community Garden, Bocce Ball, Pickle Ball, Tennis Courts, Dog Park
 - (2) Landscaping
 - (3) Maintenance – HOA Documents

- e) **§ 270-129 (H):** The adequacy and means for complete disposal of stormwater, sanitary waste, water supply for fire protection and consumption, fire and emergency vehicle access, solid waste disposal and snow removal.
 - (1) Emergency Access to Old Fort Hunter Road
 - (2) Utility easements
 - (3) HOA Documents

- f) **§ 270-129 (I):** The adequacy of structures, roadways and landscaping in area with susceptibility to ponding, flooding and/or erosion.

- g) **§ 270-129 (J):** The protection of adjoining or nearby properties against noise, vibration, dust, odor, glare, unsightliness or other objectionable features.
 - (1) Visual Impact Mitigation – preservation of buffers, berms and supplemental landscaping and/or fencing
 - (a) Maintenance – HOA Documents

- h) Project Phasing and Sequencing; Process for Site Plan and Subdivision Approvals