

**Richland Pulaski Comprehensive Plan Committee**  
**H. Douglas Barclay Courthouse**  
**6:00 p.m.**  
**October 4, 2018**

**Present:** Dawn Holynski, Chair; Shawn Doyle, Secretary, Jan Tighe, Robin Ford (also Village Trustees); Donna Gilson (Town Board member); Melissa Wadkinson, Maureen Anderson,  
**Guest:** Craig Sternburg, Orwell Enterprises **Absent:** Jamie Foster, Town Representatives,

Dawn noted that this meeting marks the 6<sup>th</sup> anniversary of this committee. Minutes of the September 5, 2018 meeting were reviewed Robin moved, Jan 2<sup>nd</sup> approval. All in favor, none opposed, motion carried.

Craig Sternberg was invited to speak on his housing proposal for Hinman Rd., Heritage Estates (a private residential development). Craig talked about the three plus phases of the proposed project. The project includes patio home type, single-family homes and multi-unit lease or condominium. Orwell Enterprises to do this, it is a stand-alone, no government subsidy build out. No need for a PILOT. Road will be private and part of Home Owners Association, maintained by them. 33 feet wide private street, "walkable street". No curbs except around select areas. Modeled the development on one in Marysville, Ohio. "age in place".

Dawn asked about a landscape architect being involved. Craig: a member of the group, John, is a landscape architect. Craig would like a footpath around the perimeter of the property. Traffic study allows for 80 units without any issues for the one entry. Melissa: sees a challenge balancing ownership and rental.

Craig prefers to lease each property, but they will sell for those who want to buy, buyer must abide by HOA rules. Cited Village Greens in Baldwinsville. 100 ft between homes. Offered tour of small cul-de-sac nearby. Back side of Fawn Lake, old Four seasons campground.

Hope to have the 1<sup>st</sup> homes available this time next year.

Dawn has not presented the conceptual zoning changes as the page numbers cited are not the same ones entirely in sync with the town's zoning ordinance changes.

**Draft wind law update:** Dawn and Kern are reviewing the wind attorney's review of the law. The attorney only made minor changes. Will be brought to Town meeting Tuesday night. County wanted overlay district shown.

We left off last meeting at the end of the 1<sup>st</sup> section on Community Revitalization.

**Implimenting of Comp. Plan updates: Economic Development:** Will have to begin next meeting....

Motion made to adjourn t 7:17pm by Robin, Jan 2<sup>nd</sup>. All in favor, none opposed. Carried.

The Next meeting will be Thursday November 1, 2018 here.

Respectfully submitted,  
Shawn Doyle