

**VILLAGE OF HONEOYE FALLS PLANNING BOARD
SPECIAL SESSION MEETING**

March 18, 2002

MEMBERS PRESENT: Denise Heischman, Chair **MEMBERS ABSENT:** Tom Judd
John Hoffman
Earll Fontaine
Betsy Taylor

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Mike Schaffron, LaBella Associates, Village engineering consultant; Randy Bebout & Robert Keiffer, FRA Engineering; Scott Hull, Cabot Group; Bill Planert; John DeRock; Bob Bringley, FRA Engineering; John August & David Dworkin, Monroe Village Associates.

Chairman Heischman called the special session meeting of the Planning Board to order at 7:45 p.m.

CONTINUATION OF PUBLIC HEARING : PINEBROOK APARTMENT COMPLEX: PINE TRAIL: KALEH

Mr. Keiffer and the Board reviewed the progress of the site plan application thus far. Mr. Keiffer presented synopses of the following areas of concern as identified by the Board:

- **ARCHEOLOGICAL CONCERNS-** Mr. Keiffer stated that 31 swaths and a visual inspection had turned up no significant historical data
- **STORMWATER DRAINAGE-** Mr. Keiffer reviewed with the Board a memo from Mike Schaffron and agreed with the points brought up in the memo. Mr. Keiffer stated that compliance with the engineering concerns could be identified as a condition of site plan approval.
- **GEOTECHNICAL CONCERNS-** Mr. Keiffer stated that the detention pond had been reconfigured and that no blasting would be necessary during the excavation period.
- **IMPACT TO SERVICES-** Mr. Keiffer provided a report addressing concerns expressed by the Board. Mr. Keiffer stated that according to the study, the increase in the tax base would increase revenues to offset any increased demand in services.

A discussion of projected demographics for the proposed project ensued. Mr. Keiffer stated that the developers were not actively seeking senior citizen funding restrictions, but that they anticipated that a good deal of their population would be senior or retired citizens. Mr. Keiffer inquired if an Agricultural Data Statement would be required; Mr. Turner stated they would not. A discussion of the approvals needed by the County ensued.

A discussion of the detention pond ensued. Chairman Heischman stated she had concerns regarding the design of the pond, as there was the potential for the pond to become a wetland. A discussion ensued regarding the conditions for a pond to be a wetland. Mr. Keiffer stated he would reexamine the plans for the pond, as deep and shallow areas would be needed for filtration and sedimentation. Chairman Heischman stated that she would like to see alternatives to the proposed ponds. A discussion regarding fencing around the ponds ensued.