

VILLAGE OF HONEOYE FALLS PLANNING BOARD
Special Session

September 19, 2002

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

ALSO PRESENT: Steven Gustin, Mayor of Honeoye Falls; Michael Tobin, Village Attorney; Michael Schaffron, Village Engineer; Jerry Goldman; John August, David Dworkin, Monroe Village Associates; Gary Smith, Parrone Engineering; Fran Antonelli, Le Chase Construction.

Chairman Heischman called the special session meeting to order at 7:38 p.m.

SPECIAL SESSION : DEIS REVIEW : WEST MAIN STREET DEVELOPMENT: MONROE VILLAGE ASSOCIATES

Chairman Heischman explained the purpose of the public hearing to review the Draft Environmental Impact Statement submitted by Monroe Village Associates and review their plans for development.

Jerry Goldman, attorney for the applicants, introduced the principals and explained the purpose of the DEIS hearing. Mr. Goldman explained the history of rezoning the area into a gateway district and the involvement of the applicants with the Board. Mr. Goldman explained further that specific areas of concern, which had been addressed by the Board, had been addressed. Specifically, Mr. Goldman mentioned the following areas of concern and their mitigation:

Stormwater: Mr. Goldman stated that stormwater runoff would be mitigated by ponding. Noise: Mr. Goldman stated locating industrial areas toward the rear of the property, away from residential neighborhoods would lessen noise levels and ambient noise from West Main Street. Loss of agricultural land: Mr. Goldman acknowledged there would be loss of farmland, the traditional use for this property, but that some of this area will continue to be farmed. Traffic: Mr. Goldman cited the prepared traffic study, included in the DEIS submission. Archeological resources: the RMSC study was cited as stating there were no significant distribution of archeological resources in the area of development; Village character: Mr. Goldman stated that it was the desire of the developers to ensure the project would be consistent with and would maintain Village character.

A discussion of the development ratios to balance retail and industrial development within the project ensued. Mr. Goldman stated that a Master Plan for the development project would be submitted when the agreed-upon percentage of space in Tier I had been developed. Mr. Goldman stated that the developers realized that Village Engineering review would be ongoing throughout the development process. Mr. Goldman stated that environmental reviews would be completed prior to approvals of any kind, and that the applicants hoped to attend the October Planning Board meeting to apply for preliminary site plan approval for infrastructure and land improvements. Mr. Goldman noted that the comment period for the DEIS would be complete by that time.

Mayor Gustin stated that the Village had been in discussion with the developers in regards to the sanitary sewer line. Mayor Gustin stated that these discussions were ongoing as to keeping the sewer line in the Village proper.

A discussion ensued regarding site plans for a proposed ATM drive-through kiosk to be located in the development. Chairman Heischman inquired if the bank would be a singular ATM or have a bank branch associated with it. Mr. Dworkin stated that the initial bank would be an ATM only, but that there would be

land banking for a branch. Mr. Smith illustrated options for the proposed bank. Chairman Heischman stated concern regarding Village character issues. Mr., Goldman stated these issues would be addressed during final site plan review.

A discussion of the map showing conceptual plans for the development ensued. Mr. Smith explained that certain items would be subject to change during the site plan review process, but that certain items would be “cast in stone”. These items were identified as: the loop road; the interior road; open space; ponds; and building “pods”. Mr. Judd stated he had concerns regarding pedestrian traffic within the development. A review of proposed and potential walkways ensued. Chairman Hieschman stated she had concerns regarding noise, and that further buffering would be needed. Mr. Goldman stated that the developers had contacted the owners of the Gleason property in order to place berms to mitigate noise levels.

Chairman Heischman noted that truck traffic should be routed through State Route 15A rather than through the Village. A discussion ensued regarding a temporary construction road. Chairman Heischman stated that Greg Emerson, Village DPW should be consulted as to keeping the roadway clean during construction. Mr. Smith stated that a stone road would mitigate the problem of construction vehicles tracking mud onto the roadway.

The grading plan for the development was reviewed. A discussion ensued regarding installing a traffic light at the Pine Trail /West Main Street intersection, and sharing the cost with other developers in the area. Mr. Schaffron reviewed those elements presented for approval, namely, the improvements to roadways, sanitary and storm sewers and grading, identified as those that would support development.

Mr. Judd stated he did not feel comfortable with the lack of landscaping plans, as he would like to know what the project would look like when completed. Mr. Schaffron reviewed lighting recommendations along the roadways and commercial areas. Chairman Heischman gave specific recommendations for future lighting plans to minimize the impact on residential neighbors. Potential uses for the development were also discussed.

Chairman Heischman inquired of there were any comments from the assembled. As none were noted, the public hearing for the Monroe Village Associates DEIS was closed at 8:45 p.m.

ADJOURN

Motion by Earll Fontaine, seconded by Tom Judd to adjourn the meeting at 8:50 p.m.

Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila Coleman
Planning Board Secretary*