

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

ALSO PRESENT: Jim Turner, Village Code Enforcement Officer; Mike Tobin, Village Attorney; Joan Charles, Library Board; Harry VanBeuren, Tom Fromberger from MRB Group, Duncan Jackson from MRB Group; Warren Grosjean; Laurie Gunther

Chairman Heischman called the regular meeting of the Planning Board to order at 7:37PM

**TOWN OF MENDON PUBLIC LIBRARY: SITE PLAN REVIEW AND SEQR REVIEW:
34 N. MAIN ST.**

Duncan Jackson representing the Town of Mendon is asking for site plan and SEQR approval for the Library to be located at 34 N. Main St.. The following items were changed on the Site Plan according to the recommendations of this Board.

1. Deleted two parking spaces in existing lot for better traffic flow exiting;
2. Stop bars added at cross walks;
3. Right hand turn only exiting onto N. Main St., this will be reviewed and approved by NYSDOT;
4. Lighting: move fixture to middle of parking lot, double headed 12' high on 2' base, 150 watt high pressure sodium. Lighting added along sidewalk at east side;
5. Landscaping plan: the Town will set up meeting with Doug McCord, Landscaper and the Town and Village Conservation Boards to come up with a plan. The Town will need planting easements from neighbors on the west.

-The light island on the north end should be wider (15') to allow better traffic flow, may have to eliminate two parking spaces.

-Storm water is a problem on this site because the site is going to be thoroughly covered with building and parking. Storm water flows southeast to northwest. The plans show a vortex unit near the building and underground 48" pipe to store water, this would be a below ground retention area, then water would go into a 4" pipe to drain towards the east of the property.

Chairman Heischman suggested a porous ground cover instead of pavement. Mr. Jackson said the property does not perk to allow for that. There is intent for a basement; borings still need to be done to determine the location of bedrock. This should be done this month. Monroe County Water Authority commented on the utility plan that they would prefer the water line be run to N. Main St., not Monroe St. The road (N. Main St.) will have to be cut because water line is in the east lane of traffic.

Chairman Heischman asked that the Town please use Best Practices Guidelines to retain the trees located off the Town property and on neighboring properties, if roots are cut, they should be covered with soil.

Mr. Hoffman asked if there will be wheel stops for parking spaces along the sidewalk on the east side

Mr. Jackson addressed LaBella's comments on the site plan stating most of the items have been addressed on the new site plan, which LaBella has not seen yet.

-Installing the sidewalk, they intend not to encroach on other properties during construction; maybe a temporary easement agreement should be obtained to make sure the properties are repaired if they are damaged.

-Snow storage: Greg Emerson said they would not need a location for storage of snow because they will take it away; there should be an agreement with the Village and Town for this.

- No variance needed for side setback.
- No reading garden details are available; this will be addressed by the architect.
- Silt fences will follow the contours of the water flow, not just the property line and will encroach on the Sunoco property; there should be an easement with them.
- Top soil: all will be taken off site; volume has yet to be determined.
- Lighting: catalogue prints are on the drawings.
- Parking lot configurations have been changed to accommodate fire truck maneuvering, per the fire chief.
- Heating and cooling units will be on outside pads and will not exceed 70 decibels of noise.
- Stop sign should be added going out at N. Main St., this has to be approved by DOT because it is in their right of way.

Chairman Heischman asked if there was any input from the public:

Warren Grosjean, 21 Monroe St. stated that at an earlier meeting feasibility was discussed and it seems with all of the difficulties of this site it is not feasible to build the library there, so why are we going ahead with this approval process.

Moe Bickweat: The Town is going to determine if the factors involved in this site are favorable or not. The feasibility of the site will be determined by the needs of library and the community. Also the cost factor will be looked into, if it is too much for taxpayers to bear, it will not go forward.

Mr. Grosjean asked if there a cutoff figure that will make this determination.

Mr. Bickweat said the board has not yet decided.

Dick Haviland asked if there are any plans to have a referendum.

Joan Charles said that would be decided by the Town Board.

Mr. Haviland is opposed to two way traffic, injury and loss of life will occur based on that decision. DOT will do what you ask them to do, if you do not take a stand they will do whatever the Town wants. If it is going to be a two way driveway with a right turn only exit, there should be a **hard** right turn so as not to allow the illegal left turn. Mr. Haviland would like to know if the sign or landscaping plan will make it hard for his tenants (south of the driveway) to see the library driveway, so they can tell if traffic is coming out.

Mr. Jackson stated they will meet the required site triangle to allow for visibility.

Mr. Grosjean suggested a stop light at the exit.

The board commented that DOT would not warrant a light.

Mr. Haviland would like to hear from the Board members as to why they are allowing the two way driveway.

Chairman Heischman believes the idea that splitting traffic in half, some going to Monroe St. and some to N. Main St. would alleviate traffic congestion.

Tom Judd stated that Monroe St. does not have Sunoco traffic or similar traffic patterns.

Betsy Taylor is adamant about it being one-way, feels it is not a good site and the library should be somewhere else.

John Hoffman said he does see a benefit in spreading the exit to two locations. There will be more traffic with the new library and the current library exit is too dangerous for the extra traffic. Chairman Heischman informed Mr. Jackson that the drainage issue and DOT review need to be addressed before this board will give a conditional approval. The SEQR needs more specific engineering information.

Mr. Judd also stated that the parking situation on N. Main St. should be addressed.

Mike Tobin said in the SEQR processes the board can determine that environmental issues exist that have to be addressed. Maybe a traffic study has to be done.

Mr. Bickweat wanted to know, based on the present situation, if he could have a straw vote from the board on whether the site is acceptable or not.

Mr. Hoffman and Mr. Judd said they would need more information.

Mrs. Taylor said it is a bad site.

Chairman Heischman said she believes that all the issues can be worked out.

SEQR Review:

Potentially large impacts are Ground water, #5, and # 6,

Small to moderate noise impacts are Transportation #15 and #17

Chairman Heischman inquired whether the board would like a traffic study and/or to have something in writing stating the number of people using the library (by car or on foot), busy times of day.

Mr. Jackson said DOT will tell the Town if they need a traffic study.

This board would take the recommendations of the DOT.

Tom Judd would like the DOT to address the residences on N. Main St.

Mike Tobin suggested there be an independent traffic study done, not by the DOT.

Jim Turner suggested that they get a traffic counter in the present driveway to see how much traffic is going through.

The Board decided no determination will be made tonight.

Public Hearing was left open for the September 13, 2004 meeting.

The Board will hold a second Lighting Workshop on August 30, 2004 at 7:30 p.m.

Motion by John Hoffman, seconded by Tom Judd to adjourn meeting at 9:53p.m.

ALL IN FAVOR

MOTION GRANTED

Respectfully submitted,

Gerianne P. Alford

Planning Board Secretary