

**MEMBERS PRESENT:** Denise Heischman; Joe Cooley; Brian Hoose; Judy Tobin; Betsy Taylor

**ALSO PRESENT:** Charlie Johnson; Mike Tobin; Greg Emerson; Rick Ayling (FRA Engineering); Ed Martin (LandTech Engineering); Ryan Stoner (Mathstone); Mayor Milne; Norton St. residents

Chair Heischman opened the public hearing at 7:30 PM

**PRELIMINARY PLAN REVIEW: PINEBROOK APARTMENTS**

Approval was originally given in 2002. However, construction was delayed due to financing, etc. Since it has been more than five years, this will be treated as a new project rather than just re-approval. Rick Ayling from FRA Engineering presented the plans for ten apartment buildings housing a total of 156 units, to be built in two stages. Mr. Ayling stated that the building plans have not changed since 2002 but the storm water management has changed. The storm water pumping station will be off-site. The proposal is to install a new 12” pipe across Main Street to accommodate the extra drainage flow. Drainage will go into the Village Associates pond.

An analysis of an existing 30” pipe crossing Main St. by the HF Marketplace was requested by Mike Schaffron to see if the extra flow could be incorporated into this pipe rather than installing a new 12” pipe. Mike Tobin pointed out that a new long form Environmental Assessment Form (EAF) must be submitted. The Board also requires a document signed by Village Associates showing their agreement to their pond being used for storm drainage. The traffic study from 2002 should be reviewed to ensure it is still sufficient. Greg Emerson also suggested the possibility that storm water from the site might be directed to an existing pipe near the entrance to Honeoye Falls Market plaza to avoid crossing Main St.

Before approval can be granted, Pinebrook must submit plans showing exterior elevations of all buildings. Lighting plan must show compliance with current Lighting Ordinance. Approval is needed by the Village Engineer for all technical items. Landscape plan must show required White Oak street trees. SEQR must be completed. All fees must be paid.

No approvals were given at this time.

**SKETCH PLAN REVIEW: NORTON STATION SUBDIVISION**

Plans were submitted by Ed Martin (LandTech Engineering) and Ryan Stoner (Mathstone) for a subdivision consisting of twenty-five single family homes and forty-three apartment units (in eleven buildings) at the end of Norton St.

Mr. Martin explained they had decided to use a boulevard design (i.e. divided median) in the area with the single family houses. The road would be one-way only around the green-space. The purpose of this is to allow access to emergency vehicles in case something is blocking the entrance to the road. The Board expressed concern with this idea and said residents won't want to have to drive completely around the boulevard in order to get to their homes. They asked if the plans could be revised to allow a two-way street instead. Mr. Martin agreed to re-draw the plans with a two-way road.

A pond will be built on the western edge of the project for storm water drainage. The storm water and sewage management plan will be submitted to the DEC for approval.

The Board raised the issue of who will own/manage the open space. Mr. Stoner said he would prefer a Land Trust rather than a Homeowner Association. The issue of ownership must be discussed with the Village Board of Trustees. The Board also asked that the plan show the proposed pedestrian trails.

Chairman Heischman opened the meeting to public comments at 9:00 PM. The following issues were raised by the public and the Board.

- 1) How will this project impact the amount of traffic on Norton St.? – The current residents of Norton St. expressed the increase in traffic as their biggest concern. Mr. Stoner said they will conduct a traffic impact study.
- 2) How will the intersection with Norton St. and High St. be handled? – There will be a three-way stop.
- 3) What is the impact on our schools? – The Board pointed out that this is a matter for the School Board, not the Planning Board. Mayor Milne said the School Administration is kept apprised of what projects are pending.
- 4) Does the Village have the capacity for extra storm water drainage? – This will be addressed in the SEQR.
- 5) Can the proposed circular roundabout be an oval shape? – Mr. Martin pointed out that if it is oval, there is more of a chance for kids to use it as a race track. It was also pointed out that there probably isn't enough room to make it oval without widening the road.
- 6) Is there a way to create more open space? – Mr. Stoner said he could move the open space down a bit along the Northern border of the single family homes. This would slightly decrease the size of those lots but have the advantage of ensuring that the water main easement fully in the open space area.
- 7) Can there be more screening between apartment buildings and existing houses on Monroe St.? – Mr. Stoner said they will move the northern most 3-unit apartment building. This will then leave a tree buffer for screening.
- 8) What are the target groups for these units? – Mr. Stoner said they expect mostly retirees in the apartments and families in the single family homes. The building quality of these units will be similar to that at 1 Lehigh St.
- 9) Will there be screening between this site and Cranmers? – Yes.
- 10) What type of lighting? – Mr. Stoner said they will use down-lights.

Mike. Tobin pointed out that an Environmental Assessment will have to be done (this will include a traffic study). Another public hearing will be scheduled after the EAF is submitted.

The public hearing was closed at 9:40 PM.

**APPROVE MINUTES.**

Motion by Judy Tobin, seconded by Brian Hoose, to approve the minutes of the November 5, 2007 Planning Board Meeting with one spelling correction.

ALL IN FAVOR  
MOTION CARRIED

Motion by Betsy Taylor, seconded by Denise Heischman, to adjourn the meeting at 9:55 PM.

ALL IN FAVOR  
MOTION GRANTED

*Respectfully submitted,*  
*Judi Barrett, Planning Board Clerk*