

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

ALSO PRESENT: Charlie Johnson; Greg Emerson; Rick Ayling; Ryan Stoner (Mathstone); Robin Hargrave; Ed Merck; George Easton; Denise & Cliff Dickinson; John Gilpin; John Iaculli; Jerry & Judy D'Hont; John Broomfield; Bob Steve; Kim Wilbert; Frank Brunstetter; Theresa Markham; Ralph Gray; Larry Cranmer; Lynne Menz; Chris Plain

Chairman Cooley opened the public hearing at 7:35 PM.

SITE PLAN REVIEW: PINEBROOK APARTMENTS

An application was presented by Charles Salvaggio for a 1000' addition to his property at 86 N. Main St. Rick Ayling from FRA Engineering presented the plans for ten apartment buildings housing a total of 156 units.

Mr. Ayling had presented plans at the January 7, 2008 meeting of the Planning Board. At that time, Mr. Ayling was told he needed to provide an updated traffic study, a landscape plan, a lighting plan and exterior elevations of all buildings.

Mr. Ayling stated that he has had discussions with Village Associates and they have agreed to incorporate Pinebrook Apartments into the Village Square traffic study. A preliminary study has been done and it was determined that a light at W. Main and Pinetrail is not required for the first stage of construction. This was verified by NYSDOT. Additionally, re-timing for the traffic lights at Four Corners is not required during the first stage. Cornerbrook has agreed to contribute to any updates when required.

Mr. Ayling said they conducted a detailed storm water study and it was determined that an improvement can be made by replacing 160' of pipe in front of the Town House development.

Mr. Ayling submitted an update landscape plan showing the required White Oak street trees and a lighting plan that meets the requirement of lower intensity lighting near the buildings.

Chair Cooley said any Planning Board approval would be based on receiving the following:

- Letter by the Village Engineer stating that the plans comply with his requirements
- Copy of the letter of agreement from Village Associates stating that they agree to Pinebrook Apartments using their catch basin
- Copy of letter stating that Cornerbrook agrees to contribute to any updates needed in traffic signals
- Revised traffic study

Chair Cooley asked for comments/questions from the public.

Frank Brunstetter (162 Monroe St.) asked if the traffic study includes impact of construction vehicles. Mr. Ayling stated that it has been agreed that all construction vehicles will come from 15A, not through the Village.

Mr. Brunstetter then asked if the traffic study addressed pedestrian and bicycle safety. Mr. Ayling said he believes that pedestrian issues are looked at during the traffic study. If not, he will make sure it gets added.

Chair Cooley said the Planning Board will make a recommendation to the Village Engineer to look at pedestrian issues.

Motion by Judy Tobin, seconded by Denise Heischman, to grant site plan approval of the plans presented on April 7, 2008, with the conditions stated above.

ALL APPROVED
MOTION CARRIED

SITE PLAN REVIEW: 167 MONROE STREET

George Easton presented his plans for a 3500 sq. ft., single family home on the 14 acre flag lot at 167 Monroe St. Mr. Easton originally presented his plans at the March 3, 2008 meeting of the Planning Board. At that time he was told would need a variance for a front set-back greater than 30' and building height greater than 35'. He was also asked to provide a lighting plan and a landscape plan.

Mr. Easton showed new plans showing a revised building height of 35'. The revised plans included updated lighting and landscaping, showing pines and maples to act as a buffer between Mr. Easton's property and that of his neighbors.

Chris Plain (161 Monroe St.) asked if there was a minimum side setback for driveways. Mr. Johnson said there was no zoning requirement.

Mr. Plain then raised the issue of possible damage to neighboring houses if Mr. Easton was going to use blasting due to the bedrock issues. He was assured that tests would be conducted before any blasting began and that blasting would not be used if it was decided that doing so would endanger the surrounding houses.

Motion by Betsy Taylor, seconded by Brian Hoose, to grant site plan approval contingent on approval by the Village Engineer.

ALL APPROVED
MOTION CARRIED

SITE PLAN REVIEW: 32 NORTON STREET

Ryan Stoner and Robin Hargrave submitted plans for a four unit apartment building to replace an existing house at 32 Norton St. There had been some concern about demolishing the existing house so they have an alternative plan to renovate the house and add a new four unit structure in back of the house.

Mr. Stoner said he prefers the first plan because there are a lot of issues with the existing house concerning structures, walls, sewers, etc. Ms. Heischman said this is one of the oldest homes in the Village and it would be a shame to tear it down.

Much discussion ensued as to the value of keeping the existing house vs. tearing it down. In the end, the Board all agreed that they would prefer the house to be kept and Mr. Stoner agreed to renovate the existing house, if possible, and a new four-unit structure will be built behind the house. This means that Mr. Stoner will have to apply for a variance from the Zoning Board in order to have two residential structures on one lot in a TV Zone.

Motion by Betsy Taylor, seconded by Brian Hoose, to grant site plan approval contingent on approval by the Village Engineer and Use Variance granted by the Zoning Board.

ALL APPROVED
MOTION CARRIED

SITE PLAN REVIEW: NORTON STATION

Ed Merck presented the revised plans for Norton Station. Changes had been made since they last presented to the Planning Board on January 7, 2008.

- The allocation of single family homes is now 7% small lots, 15% medium lots and 15% large lots
- There has also been an increase in the total amount of open space
- There will be a trail connection and easement from Carriage St.
- The boulevard on the western loop has been eliminated
- The northern portion of the apartment complex has been re-configured as per 1/7 comments

A question was raised as to ownership of the western loop. Greg Emerson said it is up to the Village Trustees as to whether or not they want responsibility for it.

Corey Green (SRF Traffic Engineers) presented results of a traffic study. He stated that the study looked at three areas:

1. Intersection of Monroe St. & High St. – 46 cars exit at peak
2. Intersection of Carriage St. & Norton St. – 20 cars exit and enter at peak
3. Intersection of Norton St. & Main St. – 54 cars enter and 30 cars exit at peak

These traffic counts were taken during morning, midday and evening on October 1, 2007 and January 2, 2008.

Based on the traffic study, there are no significant problems projected for the intersection at Monroe St. and High St or for Carriage St. and Norton St. However, there could be congestion at Norton St. and Main St.

The Board commented that they don't yet have enough information to grant preliminary site approval. The following issues still need to be addressed:

- The traffic study must be sent to Monroe County and New York State for review
- The boulevard should be moved back one car length so the exit to Monroe St. can be aligned to as a straight 4-way stop
- Verification that the traffic circle meets emergency vehicle requirements
- Question as to who owns the open space must be resolved

APPROVE MINUTES.

Motion by Brian Hoose, seconded by Betsy Taylor, to approve the minutes of the March 3, 2008 Planning Board Meeting with one spelling correction.

ALL IN FAVOR
MOTION CARRIED

SEQR: 32 NORTON STREET

Motion by Betsy Taylor, seconded by Brian Hoose to approve Negative Declaration.

ALL IN FAVOR
MOTION CARRIED

Motion by Betsy Taylor, seconded by Brian Hoose, to adjourn the meeting at 11:33 PM.

ALL IN FAVOR
MOTION GRANTED

*Respectfully submitted,
Judi Barrett, Planning Board Clerk*