

MEMBERS PRESENT: Joe Cooley; Denise Heischman; Brian Hoose

ALSO PRESENT: Charlie Johnson; Danny Basette; Craig Moffitt; Edmund Martin; Ryan Stoner; Larry Cranmer; John Dietz; John & Debbie Iaculli; Ian McNabb; John Broomfield;

Chairman Cooley called the meeting to order at 7:33 PM.

DEMOLITION APPROVAL: 22 NORTH MAIN ST.

Ian McNabb briefly presented the Library project and the need to demolish the barn. He stated that New Energy Works of Victor was contacted to see if there was any salvage value in the structure and it was determined to have no value. Half of the building is a modular building, much alteration has occurred over the years and no timber frame exists. Spray foam has been applied to the interior surfaces of the barn further eliminating any salvage value. Goal is to have demolition completed by September 1, 2009. Hazardous material testing has been completed and are awaiting test results.

Chair Cooley opened the public hearing at 7:42

Craig Moffitt stated that the two adjoining property owners do not want any vehicular traffic to occur along side their property boundaries. All traffic should enter & exit on Main Street. The service entrance that is shown on the site plan is an annoyance to the neighbors, please consider redesigning. He also stated the possibility of purchasing land from Sunoco to provide access. He additionally stated that he and the neighbors would hire an attorney should their concerns not be addressed to their satisfaction.

Chair Cooley responded that these issues, while important, are not pertinent to the application before the Board tonight. At future site plan approval appearances the Board and Village residents would be able to comment on the site design. Chair Cooley thanked Mr. Moffitt for his comments.

Hearing no other requests to speak, Chair Cooley closed the public hearing at 7:50

A motion made by Brian Hoose and seconded by Denise Heischman to grant approval for the demolition of the red barn located at 22 North main with the condition that all demolished materials, including hazardous materials, if any are found, be legally removed and disposed of at a legal off site location.

ALL IN FAVOR, MOTION CARRIED



SKETCH PLAN REVIEW: NORTON STATION

Ed Martin & Ryan Stoner presented updated plans for Norton Station subdivision consisting of 43 apartments and 28 single family home sites and asked for a re-endorsement from the Board. Mr. Martin stated that much has been done in the intervening time since last appearance before the Board. The changes included: re-alignment of road, reduced cul de sac size, one lot subdivision, changes in layout and adjusted lot sizes. He reviewed the sewer plan that includes a pump station to be located in the cul de sac with a force main following the street and old rail bed to Monroe Street. Denise asked if trees would be cut and the rail bed destroyed? Ryan responded that the pipe would be a maximum 4 inch diameter, buried approximately 4 feet deep and follow the existing ground contours. This system would create minimal disturbance to the vegetation and rail bed.

Discussion occurred on ownership of open space lands and land at cul de sac. Ryan Stoner offered to mow the circle for 10 years. Village and Mendon Foundation were discussed as possible land owners. Denise reviewed the definition of open space. It was noted that the design provides for more than the 25% & 35% respective open space requirements. Ryan does not want to retain ownership if open space

by definition is accessible to the public due to liability issues. It was discussed that this issue would need to be resolved before preliminary approval can be granted.

Discussion occurred on storm water retention areas. Denise asked about making this area a wetland. Ryan stated that mosquitoes are a problem with open water detention areas. Ed stated that some areas will be more wetland than others. Grass and cattails will most likely grow in this area.

Denise stated that the apartments are located in the TV district and must follow the design guidelines for that district. No apartment buildings like Old Falls Village will be accepted. The apartments must look like houses. Ryan stated that the buildings will look like their other buildings.

Joe asked about the safety at the intersection. Denise asked about the alignment of the new street with High Street. Ed stated that the streets now align. Discussion and review of traffic study ensued. Ryan stated that the GM facility now has fewer employees than when the traffic study was completed.

Chair Cooley opened the public hearing at 8:20.

Craig Moffitt commented on the pump station and that gravity based sewers were better than pumped. He suggested that deeper sewer lines were preferable to shallow. He also suggested that the cul de sac design was not suitable for this location and that a new street should connect to Monroe St. The Board reviewed past proposals and the neighborhood's desire for no connection.

Hearing no other requests to speak, Chair Cooley closed the public hearing at 8:30

Chair Cooley stated that the Planning Board feels positive about the plans. Charlie Johnson reviewed with the Board that the general road layout, lot sizes and quantities of S, M, L and the on street parking at the apartment circle was acceptable. No disagreement was made by the Board members



ONE LOT SUBDIVISION APPROVAL: MONROE STREET

Ed Martin & Ryan Stoner presented plans to create a one lot subdivision from Mathstone property that abuts Monroe Street between Dietz and Iaculli properties. Ed stated the lot was sized to meet the large lot requirements of the RM district. He noted that no woodlot disturbance will occur at rear of lot and no tree disturbance along Iaculli property would occur. Site drainage is shown and generally follows existing patterns currently on site. Drainage generally flows away from Monroe. Proposed building footprint is generic and not final, however Ryan stated that he will be requesting an area variance for a 50' rear yard setback where 60' is required.

Chair Cooley opened the public hearing at 8:31.

John Dietz spoke, he has lived at 112 Monroe St. for 45 years and adjoins the subject property on the west side. He stated that Monroe St. is a major artery with lots of traffic. He noted 4 driveway entrances within a short distance along Monroe. Monroe Street has been dangerous in the past. He feels that a fifth driveway would be one too many. He opposes the application as the property is unfit for residential development.

John Iaculli spoke, he asked if the house would be a rental or for sale. Ryan responded that it would be for sale. John wanted clarification on the driveway and that no water would drain onto his property.

John Broomfield spoke, he asked if the lot would be sold or a house built first and then sold. Ryan responded that the lot would not be sold. He wants to use this house as a test design for a model in the rear subdivision. John then asked what would be the approximate value of the house to be built. Ryan responded it may be between \$180,000-\$225,000. John asked about squaring off the back of some lots facing Monroe Street. Ryan responded that he had discussed this informally with the Mayor and some

residents and reached no conclusions as yet. Denise stated that we cannot force residents to sell or buy portions of their land.

Chair Cooley closed the public hearing closed at 8:45.

A motion made by Brian Hoose and seconded by Denise Heischman to grant approval for a one lot subdivision. Denise said that she feels the lot fits into the character of the neighborhood and addresses drainage and maintains the hedge row.

ALL IN FAVOR, MOTION CARRIED

The Board completed the SEQR for this application and determined a negative declaration.



APPROVE JUNE MINUTES – Tabled until August meeting



ZIAMOS OUTDOOR DINING

Charlie reported that the original approval for out door dining was a gas grill and 3-4 umbrella tables. Ziamo's has 3 tables without umbrellas and a 10' x 10' canopy over the cooking grill. The Board felt this configuration met the intention of the original approval. The Board requested that Charlie investigate the number of sandwich boards and attempt to improve the quality of the sign face.



DESIGN CRITERIA

Much discussion ensued regarding modification to Design Standards. Motion by Brian Hoose and seconded by Denise Heischman to accept Denise's and Judy's editorial comments to the Design Standards as submitted. Charlie Johnson will submit to the Trustees for final acceptance and scheduling of a Public Hearing.

ALL IN FAVOR, MOTION CARRIED



Motion by Joe Cooley, seconded by Brian Hoose to adjourn the meeting at 9:40 PM.

ALL IN FAVOR, MOTION CARRIED

*Respectfully submitted,
Charlie Johnson, CEO*