

MEMBERS PRESENT: Joe Cooley; Brian Hoose; Betsy Taylor

MEMBERS LATE: Denise Heischman (7:35pm)

MEMBERS ABSENT: Judy Tobin

ALSO PRESENT: Charlie Johnson; Mike Tobin; Danny Bassette; Scott Wideman; Nathan Pickett

Chairman Cooley opened the public hearing at 7:30 PM.

SITE PLAN APPROVAL: 12 Church ST.

This application originally came before the Board at their September 14, 2009 meeting but was tabled due to missing drawings.

Scott Wideman (builder) presented all required drawings for the second story addition to the Bielicki home at 12 Church St. There were no comments/questions from the Board or public.

Motion by Brian Hoose, seconded by Betsy Taylor to approve the site plan for 12 Church St. based on the plans presented.

ROLL CALL VOTE

1. J. Cooley – Aye
2. D. Heischman – arrived after vote
3. B. Hoose – Aye
4. B. Taylor – Aye

ALL IN FAVOR – SITE PLAN APPROVAL GRANTED



DISCUSSION: VILLAGE SQUARE POND DEDICATION

Greg Emerson presented a letter from Parrone Engineering, dated September 14, 2009 (see attached). He explained to the Board that the water level of the pond at Village Square is lower than originally expected. It is likely that the levels will rise when there are more buildings on the site but there is no way of knowing if the water will ever reach the design levels. He assured the Board that the pond is working properly as far as storm water management but the plantings that were required on the original approval cannot be maintained by the current water levels. This causes a problem because the Letter of Credit cannot be released until the plantings are completed.

After some discussion, the Board made the following resolution:

Amend the original site plan to delay the plantings requirement. The plantings in the retention pond will be revisited with each subsequent site plan application brought before the Board.

Motion by Brian Hoose, seconded by Betsy Taylor to adopt the above resolution.

ROLL CALL VOTE

1. J. Cooley – Aye
2. D. Heischman – Aye
3. B. Hoose – Aye
4. B. Taylor – Aye

ALL IN FAVOR – RESOLUTION ADOPTED

Chair Cooley stated that he will draft a letter to the mayor stating the resolution and recommending that the Letter of Credit be released.



DISCUSSION: VILLAGE SQUARE ZONING CHANGES TO MULICD

Mike Tobin presented proposed amendments to the zoning changes at Village Square. He asked for the Board's recommendation on setbacks and parking for any building that is in both Tier 1A and 1B.

The Board recommended they use the Tier III setbacks which are a minimum of 100' from W. Main St. and 65' from any inner road. Tier III parking regulations should also be used, which state that parking must be on the side or rear of building, as viewed from W. Main St (i.e. parking cannot front on W. Main St.).



Motion by Betsy Taylor, seconded by Brian Hoose to adjourn the meeting at 8:43 PM.

ALL IN FAVOR, MOTION CARRIED

*Respectfully submitted,
Judi Barrett, Planning Board Clerk*

September 14, 2009

Mr. Greg Emerson
Director of Public Works
5 East Street
Honeoye Falls, New York 14472

Re: Village Square Stormwater Management Facility

Dear Greg:

On behalf of our client, Monroe Village Associates LLC, and at the request of the Village Engineer, Ms. Kayanne Gsellmeier P.E., we are providing a summary of the modification to the Stormwater Management Facility in the Village Square development. This summary will follow the outline provided by Ms. Gsellmeier in an email dated November 9, 2005.

At the time of construction for Phase I of the Village Square project, it was determined that the rock elevation in the pond area excavation was higher than anticipated. Because of this, it was necessary to lower the rods at the discharge point of the Phase I storm sewer into the pond. This involved blasting the forebay area to a depth of seven feet. With the completion of the Phase I roadway and storm sewer, it became apparent that the pond was not retaining stormwater to the depth of the original pond design. The original thought was that because of the blasting of the rock, cracks or fissures were formed in the bedrock causing the pond to lose water. This does not appear to be the case. The pond has never completely gone dry and the adjacent deep areas that were not blasted have always had water to a sufficient depth to create open pools. We have recently as-built both the pond and the temporary siltation basin located on the north side of Village Square Boulevard (this siltation basin also always has water within it) and found that the water elevation on the inside of the pond is the same as that outside of the pond. This would indicate that the normal water elevation of the pond is at the ground water level of the area and fluctuates based on the amount of groundwater.

The pond has been in operation for six (6) years with the same outcome; the water elevation is higher during the wet season and low during the summer or dry season. We had proposed to let the pond operate in the summer with the thought that if the pond received enough stormwater, the bottom would silt in filling any voids and allowing the pond to retain additional water. This has not happened; it may still occur but not until full buildout of the Tier 1 and 2 areas and the entire loop road, if at all.

The Village Engineer has suggested lining the pond with a clay or synthetic liner. The cost of providing the lining for 2.5 ± acres is prohibitive and the outcome may not be desirable. The pond as it functions now has never been stagnant or had algae issues, which is probably due to it being fed by groundwater. If the groundwater is cut off from the pond (i.e. by lining it), we believe there may not be enough stormwater entering the pond during daytimes to prevent this being a problem.

As the pond operates now, none of the more frequent storm events ever leaves the pond (1 year, 2 year, 5 year, 10 year). They enter and then infiltrate into the surrounding soil. This is a preferable method of stormwater treatment by the NYSDEC. The pond has been constructed providing excess capacity from design for its stormwater storage so even if the pond fills with water it will operate as designed.

As the function of the facility is not in question, the only issue would be aesthetics. The wetland plantings that were to be provided during Phase I have not been planted as field conditions do not allow for their survival. Evidence of this is shown by existing conditions. The attached photographs were taken on August 5, 2009 of the pond and temporary siltation basin. As can be seen (photo 11), the temporary siltation basin has a large healthy stand of cattails, aspen saplings and other wetland-type plants. The remainder of the photos are of the pond about 100 feet away, which show a few aspen saplings but no cattails or other wetland plants. The majority of the plants growing in the pond would be considered meadow-type plants. The pond was originally planted to "speed up" and enhance the constructed wetland environment, which has not developed and is not the present case.

The pond was never to be "landscaped" but rather to be a feature that would fit into natural surroundings. As seen in the photographs, the pond has reverted to meadow plants, the same as the surrounding areas that are not formed. The only areas that do not have any vegetation are adjacent to the water and the pond bottom. This may be because of the soil type located in these areas and because of the fluctuating water levels following the water table. We would request that the wetland plantings be released from the Letter of Credit for this project with the understanding that in the future, if the pond holds water as originally designed, they will be installed. This could be a requirement in future development that would be added to its Letter of Credit.

We believe that present NYSDEC requirements state that a maintenance agreement between the Village and the Developer be provided. This maintenance agreement is to ensure that the pond is maintained (i.e. silt removed when 25% of the volume of the deep pools is achieved), erosion issues are corrected and no modifications are made which would impact the pond's function.

We have met twice with the NYSDEC on the site to review the pond. No issues were made of the pond's functionality and only some minor issues regarding erosion repairs and silt fence removal were noted. These erosion repairs have been made and the silt fence removed along with the notice of termination from the NYSDEC construction activities permit received. The notice of termination was submitted after the last onsite meeting with Paula Smith of the NYSDEC, who concurred that the site had been stabilized.

As we understand from Ms. Gsellmeier's review letter of February 5, 2009, you will present this information to the Planning Board for acceptance of these modifications due to field conditions. We would ask that if you have any questions or need any further information, please contact our office.

Respectfully Submitted,



Gary Smith
PARRONE ENGINEERING

Cc: John August
Jeff Saeger
Kayanne Gsellmeier, P.E.