

MEMBERS PRESENT: Joe Cooley, Brian Hoose, Denise Heischman, Mary Szlosek,

ALSO PRESENT: Jim Fahy, Fahy Architects; Sara Gilbert, Ty-Lin Engineers; Robert Keiffer, Ty-Lin Engineers; George Kaleh, Cornerbrook Development; Deanna Flaitz; Danny Bassett; Charlie Johnson

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

CONCEPT DISCUSSION: Pinebrooke Apartments Pine Trail

Original approval for this property was granted May, 2002. In April, 2008 site plan approval was granted for the same project.

Mr. Keiffer & Mr. Fahy presented plans for development of land at the end of Pine Trail for 160 apartments in 10 buildings. Mr Keiffer stated that stormwater would drain into a detention pond for collection and then be pumped down Pine Trail and across West Main and empty into the Village Square storm water management system's retention pond. Discussions with Greg Emerson, Village Administrator and John August, LLD Development regarding this have occurred with acknowledgement of drainage easements being required. Mr. Keiffer stated that the project would be built in two phases with 64 units in first phase. The project would disturb greater than 5 acres. He stated that the car ports shown are likely to be eliminated.

Mr. Fahy described that each building would contain 4-3 bedroom units; 4-1 bedroom units; 8-2 bedroom units. All units would have laundry facilities and patio or balcony. The apartments are designed as flats. Buildings are designed in a traditional style exterior with three different color palettes to be proposed. Vinyl siding is proposed.

D. Heischman questioned whether all of the building's ends would look the same along the main drive. Mr. Fahy stated that each building would alternate ends with the building across the street and next door thereby adding variety to the street. Heischman asked about using different siding types to add interest to the building. Fahy stated that shutters and trim could be employed to create variety. He stated that renderings will be provided to illustrate how the buildings will look.

Heischman questioned the perpendicular parking arrangement on the main entry drive. Keiffer stated that due to speed of cars this parking arrangement is safe. Heischman suggested that the parking for the clubhouse be relocated to the opposite side's drive. Keiffer agreed. Mr. Kaleh stated that the pool is optional at this point but a recreation area will be provided. Heischman questioned the size of the gazebo should be adequate for picnic tables.

Trash receptacles were also discussed with the single location for dumpsters being noted as insufficient. Keiffer & Fahy stated that trash rooms could be located in the garage outbuildings. Further development will be provided. Mr. Kaleh asked about creating a gated community for the resident's perception of added safety. Heischman noted that Honeoye Falls is a walkable community and would not be in favor of a gated community. Fahy stated that there are several gated communities in the Rochester area, noting that there is a market for this feature. It was noted that there is no Village regulation prohibiting gated communities.

Mr. Kaleh stated that this project would create 2.5-3 jobs in response to a question. He is planning a construction start in summer 2013.

BUSINESS

Chariman Cooley announced to the Board that beginning in April he will no longer by Chair. He has spoken with the Mayor who will appoint a replacement. Joe has agreed to stay on the Board.



A motion made by B. Hoose, seconded by M. Szlosek to adjourn the meeting at 8:30 PM. All in favor, motion carried.

Respectfully submitted,
Charlie Johnson