

HONEOYE FALLS VILLAGE PLANNING BOARD MEETING MINUTES

April 1, 2013

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

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

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

SITE PLAN APPROVAL: Pinebrooke Apartments Pine Trail

The Board reviewed the SEQR Short Form second page questions and discussed impacts and mitigating factors of the project's design. Denise Heischman made a motion for a negative declaration. Betsy Taylor seconded. All in favor, motioned carried.

Robert Keiffer presented the project's details to the Board. Chairman Cooley asked Mr. Keiffer if there were any issues on the Village Engineer's review comment letter dated March 26, 2013 that he wanted to review in particular. Mr. Keiffer stated that there were no comments that could not be addressed to Mike Schaffron's satisfaction in his opinion.

Denise Heischman asked about rain gardens in lieu of the swales. Sara Gilbert stated that rain gardens have limited applicability and the swales are more appropriate for residential type developments and the swales meet the requirements for storm water management.

Denise Heischman asked about landscaping in the retention pond area as none was shown on the plans. Sara Gilbert stated that hatched areas shown on the plan indicate groupings of plantings and are shown on Sheet C-6 as wetland planting mix. Each plant was not shown individually. Wetland planting mix is a common term.

Denise Heischman asked about the 24 trees vs. 100 trees of Mike's comment. Sara Gilbert stated that the engineers report had a typo. She stated further that trees have very little impact managing storm water. It was determined that the final number of trees will have more to do with meeting landscaping goals than managing storm water.

Chairman Cooley asked about the traffic impact study. Bob Keiffer stated that while the study is dated the development that has occurred since the original date has not reached the point where the traffic light is required. Bob Keiffer stated that they are willing to contribute to the cost of the traffic signal. Brian Hoose stated that the impact study requires that a light be installed when this project and Village Square phase one is fully developed and as long as this applicant agrees to a buy in that's all that is required. Greg Emerson stated that the Village had fixed the cost of \$250 per dwelling unit at Seneca Place and the same figure would be applied to this project. He also stated that according to Village Square's approval an updated traffic study is part of their ongoing development requirements. The Board accepted the 2002 Traffic Impact Study without the need for an update.

Brian Hoose asked Greg Emerson if he had any other concerns and Greg stated there were none. Greg further stated that the cost for sewer connections is in the process of being updated.

Denise Heischman asked about the lighting that appears not to be dark sky compliant. Applicant stated that the light fixtures would be revised to be full cut off type fixtures.

Denise Heischman asked that taller trees be shown along the main drive area and that more trees be planted on the site. Betsy Taylor requested a mix of deciduous and evergreen and tall and short types of trees. The Board encouraged the applicant to work with the Conservation Board on developing a landscaping plan. Greg Emerson suggested that the recently completed Seneca Place be used as a guide for tree planting on this project. Brian Hoose reminded the applicant that the Village has an approved list of tree species for plantings. Denise Heischman suggested that both 40'-50' tall trees and salt resistant trees be provided. George Kaleh stated that he prefers evergreen trees for a softening appearance. Applicant agreed to resubmit a landscaping plan. Mary Szlosek suggested that the previous projects referred to be made available to this applicant for use in developing their own landscaping plan.

Jim Fahay reviewed the building design. Board generally liked the building appearance and noted the porch size is appropriate. Fahay noted that the building footprints were flipped so as to provide a varied appearance along the main drive in accordance with the Board's suggestion. Buildings would have two color schemes with common trim color and accent type siding materials in the gables and with accent stone areas. Jim Fahay reviewed the club house. Board generally had positive comments.

Charlie Johnson asked if a decision had been made on trash removal. George Kaleh is researching totes versus dumpsters. To be determined. The Board would prefer the totes so as to avoid a large dumpster.

Greg Emerson asked about the 156 units versus 160 units. George Kaleh stated that he would be amenable to whatever is simpler. Charlie offered the Board the option of granting preliminary approval for the whole project with final approval on phase one and phase two separately. This would allow the Village and applicant to measure the success of phase one elements and make adjustments if any as deemed necessary for phase two.

Charlie Johnson asked about one of Mike Schaffron's comments relative to the dry swales and looking at their performance in a 25 year storm. Sara Gilbert stated that the swales are designed with 6 inch freeboard and will run some numbers to evaluate and address the comment. She stated that the swales can easily be adjusted if necessary.

Chair Cooley opened the meeting for public comment hearing none he closed the public portion of the meeting.

Chair Cooley asked for motion to grant preliminary site plan approval for the entire project with the following conditions: final approval for phase one contingent upon satisfactorily addressing all published comments from Village, Village Consultants and County; applicant's agreement to contribute \$250 per dwelling unit towards a traffic signal; applicant's agreement to pay revised sewer connection fee currently under development and revisions to landscaping plan to be more similar with previously approved Seneca Place project.

Motion made by B. Hoose, seconded by M. Szlosek as stated. All in favor, motion carried.

A motion made by B. Hoose, seconded by M. Szlosek to adjourn the meeting at 8:40 PM. All in favor, motion carried.

Respectfully submitted,
Charlie Johnson, CEO