

HONEOYE FALLS VILLAGE PLANNING BOARD

March 3, 2014

MEMBERS PRESENT: Mary Szlosek, Joe Cooley, Brian Hoose

ALSO PRESENT: Danny Bassett, Patrick Brennan, Robert Fitzgerald, Ryan Stoner, Paul Chatfield, Village Engineer, Mike Tobin; Village Attorney; Greg Emerson; Village Administrator, Charlie Johnson, CEO.

Chairwoman Szlosek called the meeting to order at 7:30 PM.

FOLLOW UP OF SITE PLAN APPROVAL: Norton Station

Subdivision reviewed in September 2013; The Board (Honeoye Falls Village Planning Board) tabled the application for six months to allow applicant to resolve Engineer's comments before granting final approval.

- 1, 2 & 3. Rob Fitzgerald will provide a final stamped copy of engineer's report to the Honeoye Falls Village Engineer.
4. Rob Fitzgerald has provided drainage calculations to Chatfield Engineers as requested.
5. Rob Fitzgerald will provide spreadsheet referencing schedule of cut and fills of roadwork balance on site to Chatfield Engineers.
6. Rob Fitzgerald has addressed road stations and road sections as requested. A complete set of plans will be submitted to Paul Chatfield at the end of this meeting for his review.
7. Will there be railings provided in vicinity of the switchbacks? After much discussion, Paul Chatfield requested that the ramped trail area be drawn at a larger scale to better evaluate the sloping trail and grading in this area. Based on the drawing Village Engineer will determine need for railing. Additional comments included using natural elements like boulders and plantings as a means to provide trail safety. The issue of trail ownership remains undetermined at this date.
8. Lots #15 & #16 do not meet the minimum square footage for three apartment buildings located on a single lot. Rob Fitzgerald proposed changing property lines to comply with requirements. Village engineer will review altered lot areas.
9. Sewer lines running between apartment buildings. Developer is requesting Village to take ownership of sewer lines under a private road. He has referred to a Public Health Law as a basis for this request. Village Attorney requested a copy of the Law. The developer will do additional research.

Chairwoman Szlosek stated that the Board cannot consider a motion for final approval at this time due to unresolved review comments. It was agreed by the applicant and the Board that these comments will be resolved and submitted by March 19, which allows the Village an opportunity to review prior to April 9 Planning Board meeting. Mr. Stoner stated he will not be able to attend the next Board meeting on that date.

A **MOTION** was made to grant an extension by Brian Hoose and Seconded by Joe Cooley for a one month extension to provide finalized documentation to the Honeoye Falls Village Planning Board by March 19 to discuss the engineer's comments at the April 9 meeting. **Vote was unanimous. So Carried.**

A **MOTION** was made by Chairman Szlosek to identify the Honeoye Falls Village Planning Board as the Lead Agency in the SEQR process. Seconded by Brian Hoose, **All In Favor. So Moved.**

Chairman Szlosek declared Norton Station Subdivision to be an Unlisted Action. The Board reviewed the Short Form SEQR and determined there is no environmental impact. A **Motion** was made by Chairwoman Szlosek for a Negative Declaration to the SEQR. **Seconded by Brian Hoose. Unanimous Vote. So Moved.** The Board reserved the right to review the environmental impact for the approval of Phase II.

Chairwoman Szlosek opened the meeting to Public Comment at 8:15 p.m. There was no public comment. Public comment was closed.

A **MOTION** was made to adjourn the Honeoye Falls Village Planning Board meeting by Joe Cooley and Seconded by Brian Hoose. **The Vote was unanimous.** The Planning Board meeting was adjourned at 8:25 p.m.

Respectfully submitted,
Deborah Shaughnessy, Planning Board Clerk