

Honeoye Falls Village Planning Board Meeting Minutes for February 2, 2015

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

ALSO PRESENT: Rick Milne (Village Mayor), Greg Emerson (Village Administrator), Michael Tobin (Village Attorney), Charlie Johnson (Building Inspector), Paul Chatfield (Village Engineer), Danny Bassette, Bob Balmer, Brian Bouchard, Dan Holtje (Finger Lakes Surveying), Jim Fahy, Bob Cuffney, Catherine Gardner, Marty Gardner, Paul Tuttobene, Bob Keiffer (Tylin International), and Sara Gilbert (Pinewoods Engineering).

Chairman Szlosek called the meeting to order at 7:30 p.m.

MEETING MINUTES APPROVAL

A motion to approve the minutes as written was made by A. Bailey and seconded by D. Heischman. Vote was unanimous. Motion carried.

RE-SUBDIVISION APPROVAL: 11-17 HIGH STREET

Agent for the applicant Surveyor, Dan Holtje, gave a brief summary to create 3 lots from 2 lots on land located at 11-17 High Street. The Zoning Board of Appeals had previously approved the variance allowing larger than permitted lots in the TV District.

Chair Szlosek opened for public comment and upon hearing none, she closed the public portion of the meeting.

A motion to approve the subdivision was made by A. Bailey and seconded by B. Hoose. Vote was unanimous. So moved.

D. Holtje signed the Sign Posting Affidavit.

SITE PLAN REVIEW: PINEBROOK APARTMENTS, PINE TRAIL

Robert Keefer and Sarah Gilbert from Tylin International, representing Cornerbrook Development reviewed, the plans for consideration as most recently submitted with no changes. In summary, there will be 10 buildings each of two story construction to include 1, 2, and 3 bedroom apartments for a total of 156 units. The project will be done in two phases.

Chair Szlosek questioned plans for storm water management. P. Chatfield would like to see detailed plans for the pump station and questioned if there would be an emergency generator. The Applicant will be prepared to discuss at a later meeting.

Chair Szlosek requested that the traffic study be current. R. Keefer said they will validate the numbers to compare from the last study.

Mike Tobin stated that before approval, all previously submitted documents need to be re-dated. The documents can state they are validated and remain the same. This is being taken as a new application as the other has expired.

Chair Szlosek stated that SEQR would need to be updated as well.

D. Heischman was concerned that the project states 160 apartments when code only allows 156. R. Keefer confirmed that they will meet code with 156 apartments.

Architectural drawings were shown by Jim Fahy. Phase 1 will include the Clubhouse as included in the design.

D. Heischman would like sidewalks to be added along the street. She would also like larger trees. S. Gilbert said there is a mix of trees but larger trees can be incorporated.

D. Heischman also questioned the possibility of a playground area. R. Keefer said it may be a garden area but this may evolve depending on the renters and that this can be addressed in resubmittal.

Chair Szlosek opened the meeting for public comment.

Paul Tuttobene: Shared a photo of the airfield flooded. He stated that water generally goes east to the creek. The corner of York and Stonefield gets flooded. He would like the Board to consider finding a way to drain water and is concerned that proper drainage is not adequate for a project like this. While he is not opposed to the project, he does not want the excess water to go toward his property on Stonefield Place. R. Keefer responded that the storm water collected in the pond will be pumped mechanically to the north.

Catherine Gardner: Expressed concern for nuisance issues. There is little outdoor space allotted with this project. She asked the Applicant to consider plans to buffer between the property lines.

Bob Balmer: Had concerns that when the project was originally presented, it was not considered economically feasible. He is also concerned with traffic and bus routes. Chair Szlosek clarified the differences from the original project design to the present design and that this design meets with proper codes as this area is zoned for apartments and coincides with village character.

Bob Cuffney: Had concerns with the retention pond and elevation. R. Keefer said the elevation details will be provided. G. Emerson affirmed that we need more details on the pond and that there is already a village code of no storm water flowing to a neighbor's property. R. Keefer showed reports documenting drainage. Chair Szlosek welcomed anyone to review these reports which will be made available at the Village Office.

Chair Szlosek closed the public comment session at 8:45 p.m. The application was left open as applicants will return with revised drawings and address village engineer comments.

SITE PLAN REVIEW: 116 WEST MAIN STREET, DUNKIN DONUTS

Brian Bouchard of CHA Engineers gave a brief history of the project. He stated that nothing has changed since the last appearance before the Board in September, 2014, and they are ready to move forward.

Chair Szlosek asked for a motion to intend to name the Village Planning Board to serve as lead agency to begin a coordinated SEQR review process. Motion made by B. Hoose, seconded by A. Bailey. Vote was unanimous. Motion carried

Chair Szlosek asked for a motion to authorize Chatfield Engineers to help with the coordinated review. Motion made by D. Heischman, seconded by B. Hoose. All in favor. Motion carried.

Chair Szlosek asked for a motion to approve a waiver of the requirement that all applicant submission materials be submitted 30 days prior to meeting date as this application was submitted on January 13, 2015. Motion made by D. Heischman, seconded by B. Hoose. All in favor. Motion carried.

Chair Szlosek asked for a motion to change the March meeting from March 2nd to March 5th at 7:30 p.m. Motion made by A. Bailey, seconded by D. Heischman. All in favor. Motion carried.

A motion was made to adjourn the meeting at 9:15 p.m. Motion made by D. Heischman, seconded by A. Bailey. All in favor. Motion carried.

**Respectfully submitted,
Patty Pragle
Planning Board Clerk**