

Honeoye Falls Village Planning Board

Meeting Minutes for March 5, 2015

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

MEMBERS ABSENT: Denise Heischman

ALSO PRESENT: Paul Chatfield (Village Engineer), Michael Tobin (Village Attorney), Rick Milne (Village Mayor), Charlie Johnson (Building Inspector), Brian Bouchard (CHA Engineers), Danny Bassette, Karin Thack, Gail Worboys, Muffy Meisenzahl, and Jerry Pavelsky

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

Chair Szlosek stated that there was an adjustment to the agenda, Pinebrook Apartments is off the agenda for tonight's meeting.

MEETING MINUTES APPROVAL

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

SITE PLAN REVIEW, 116 WEST MAIN STREET, DUNKIN DONUTS

Brian Bouchard of CHA Engineers stated that the plan has been revised to accommodate all of the responses and comments from the Monroe County Department of Planning.

Chair Szlosek opened the meeting for public comment. There were no comments. Chair Szlosek closed the public comment session.

Chair Szlosek read the resolution as lead agency for the Dunkin Donuts Site Plan SEQR as follows:

WHEREAS, that in accordance with the New York State Environmental Quality Review (SEQR) procedures, the Village Planning Board of the Village of Honeoye Falls, New York previously expressed their intent to serve as lead agency to comply with SEQR.

WHEREAS the Village Planning Board shall refer to these improvements as the "Dunkin Donuts Site Plan (located in the Village of Honeoye Falls)", and

WHEREAS, The Village Planning Board has notified other Involved Agencies or Interested Parties of the proposed Lead Agency designation and the Village Planning Board's intent to complete the environmental review for the project under SEQR pending the receipt of any comments or objections from other Involved Agencies or Interested Parties;

WHEREAS, the Village Planning Board has received no comments or objections to its request to serve as lead agency or the content of information included in Part 1 of the Long Environmental Assessment Form prepared for the Project;

WHEREAS, the Village Planning Board previously accepted the environmental assessment of the Project prepared by the Applicant/Sponsor and determined the significance of any potential impacts of the Project.

The Board went through Part 2 of the Full Environmental Assessment Form of SEQR and agreed as follows:

All Board members answered yes to #1 - "Impact on Land" and no to all sub questions.
All Board members answered no to #2 - "Impact on Geological Features."
All Board members answered no to #3 - "Impacts on Surface Water."
All Board members answered no to #4 - "Impact on groundwater."
All Board members answered no to #5 - "Impact on Flooding."
All Board members answered no to #6 - "Impacts on Air."
All Board members answered no to #7 - "Impact on Plants and Animals."
All Board members answered no to #8 - "Impact on Agricultural Resources."
All Board members answered no to #9 - "Impact on Aesthetic Resources."
All Board members answered no to #10 - "Impact on Historic and Archeological Resources."
All Board members answered no to #11 - "Impact on Open Space and Recreation."
All Board members answered no to #12 - "Impact on Critical Environmental Areas."
All Board members answered yes to #13 - "Impact on Transportation" and no to all sub questions.
All Board members answered yes to #14 - "Impact on Energy" and no to all sub questions.
All Board members answered yes to #15 - "Impact on Noise, Odor, and Light" and no to all sub questions.
All Board members answered no to #16 - "Impact on Human Health."
All Board members answered no to #17 - "Consistency with Community Plans."
All Board members answered no to #18 - "Consistency with Community Character."

Paul Chatfield read Part 3 of the Full Environmental Assessment Form – "Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance." By completing the certification on page 2, the lead agency can complete its determination of significance. There were three options to check. After reviewing Part 2 and an indication that the items identified in Part 2 were all "no or small impact," P. Chatfield recommended the Board consider Option A – "This project will result in no significant adverse impacts on the environment, and therefore, an environmental impact statement need not be prepared. Accordingly, the negative declaration is issued."

A motion was made by J. Cooley and seconded by B. Hoose to accept Option A that the project will result in no significant adverse impacts on the environment, and therefore, an environmental impact statement need not be prepared, and the negative declaration shall be issued. A roll call vote was taken: J. Cooley-Aye, A. Bailey-Aye, B. Hoose-Aye, and Chair Szlosek-Aye. Motion unanimously approved.

Based on the resolution, Chair Szlosek completed and signed Part 3. A copy will go to P. Chatfield to forward to involved parties.

Thereafter, the following motion was made by J. Cooley and seconded by B. Hoose:

RESOLVED, that the Village Planning Board hereby designates itself to serve as lead agency, and accepts the Environmental Assessment of this project prepared by the Applicant/Sponsor. The Village Planning Board further declares that, based on the Environmental Assessment, it finds that the project will result in no significant adverse impacts to the environment and HEREBY issues a Negative Declaration for the Project. This HEREBY completes the SEQR Process in accordance with 6 NYCRR Part 617 SEQR Regulations.

A roll call vote was taken: J. Cooley-Aye, A. Bailey-Aye, B. Hoose-Aye, and Chair Szlosek-Aye. Motion unanimously approved.

Chair Szlosek asked for a motion to close the public hearing on SEQR at 7:57 p.m. Motion made by B. Hoose and seconded by A. Bailey. Motion approved by unanimous vote of Board.

A motion was made by B. Hoose and seconded by A. Bailey to approve the site plan referencing the 2/19/15 updated drawings that have satisfactorily addressed all review comments to date. A roll call vote was taken: J. Cooley-Aye, A. Bailey-Aye, B. Hoose-Aye, and Chair Szlosek-Aye. Motion unanimously approved.

Brian Bouchard signed the sign posting affidavit.

The Board will hold a workshop meeting to review zoning codes on April 6, 2015 after the Village's Annual Meeting.

A motion was made by J. Cooley and seconded by B. Hoose to adjourn the meeting at 8:05 p.m. Motion unanimously approved.

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