

# Honeoye Falls Village Planning Board

## Meeting Minutes for September 14, 2015

**MEMBERS PRESENT:** Mary Szlosek, Adam Keller, Denise Heischman, Ann Bailey, Brian Hoose

**ALSO PRESENT:** Charlie Johnson (Building Inspector), Michael Tobin (Village Attorney), Paul Chatfield (Village Engineer), Greg Emerson (Village Administrator), Dan Bassette, Richard Ayling TY Lin International), Robert Keiffer (TY Lin International), George Kalek (Cornerbrook Development), Jennifer Singer, Bob Balmer, Jim Albright, Mayor Rick Milne, Shane Albright

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

### **MEETING MINUTES APPROVAL**

**A motion to approve the August 3, 2015 minutes as written was made by D. Heischman and seconded by A. Bailey. A roll call vote was taken: Chair Szlosek-Aye, D. Heischman-Aye, A. Keller-Aye, A. Bailey-Aye. Motion carried.**

### **Site Plan Approval – 66 Fairlea Road**

Applicant, Jennifer Singer, described her 252 square foot addition to the rear of her home as a mud room and bath that will connect the existing house to the existing garage. This plan was approved previously on 9/9/13. The application is the same with no changes.

Chair Szlosek opened the meeting for comments. There were none.

**Chair Szlosek asked for a motion to approve the site plan as presented. D. Heischman approved the motion. A. Keller seconded. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, D. Heischman-Aye, A. Bailey-Aye. All in favor. Motion carried.**

The applicant signed the sign posting affidavit.

### **Site Plan Approval – Pinebrook Apartments – Pine Trail – Phase 1**

Rick Ayling from TY Lin International discussed the application which consists of 156 apartments in two phases. The most significant change from the last design was the decrease in units, 160 to 156. The four units came out of building nine. Sidewalks will be added throughout Pine Trail and to access the village. Some adjustments have been made to the tree species to provide more hardwoods and variety. There are other technical changes being made to make the design complete. Chair Szlosek requested the technical and/or design changes to be in place before the Planning Board can decide on them. She requested R. Ayling address the comments mentioned in a letter provided by Chatfield Engineers as follows:

1. "Drawing T-1 Cover Sheet lists the wrong telephone number for Chatfield Engineers." The correction will be made.

2. TY Lin will provide small booster pumps in each building to provide adequate water pressure to the units or provide a centrally located booster system where the water main enters the site to boost pressure to the whole site. Chair Szlosek questioned the timeframe of getting the decision on the design. R. Ayling stated that the design will be communicated with the Village Engineer and the Water Authority. Chair Szlosek would like the details on this before a decision is made. P. Chatfield questioned the number of pumps in each individual unit and also questioned emergency generation for the pumps. R. Ayling does not know at this time whether they would be single or double pump systems. If there is a pump failure, the water is still going to get to the unit but at a lower pressure. P. Chatfield questioned what the water pressure would be on the second story. R. Ayling responded that it would be in the teens without any pumping. P. Chatfield questioned the idea having a master station for the whole site and how that would incorporate into the fire flow. R. Ayling stated that if there was a master station, it would need to have some redundancies in order to serve the fire code requirements. There is adequate flow and pressure for a firefighting situation, but they are currently verifying that there is enough for the sprinkler systems.
3. An update of the potential impacts of traffic on the development were requested and provided in a letter dated September 11, 2015 concluding that the traffic has decreased from the original traffic study from 2002. Monroe County DOT has requested a reevaluation of the traffic and requested an agreement be established with the owner agreeing to participate in future improvements if anything has changed to contribute to traffic by this development. M. Tobin requested a finalized copy of an agreement from the County once it is available. M. Tobin also stated that once this is approved, it has to be conditional upon another study after Phase 1 to determine whether the left turning pocket on West Main Street warrants any changes.
4. The detectable warning mats need to be researched further. If required, they will put them in.
5. Handicap parking signs will be added.
6. The fact that the potential pool will require fencing, a permit application, and approval from the NYS Department of Health is understood.
7. "Drawing C-4: ES-26 invert needs to be corrected." It will be corrected.
8. "Drawing C-4: Consideration should be given to installing cleanouts at 300 LF on center for the 6" underdrain lines for the dry swales." They will comply.
9. "Drawing C-4: The label '91 LF of 24 SICPP' is shown on the drawing with a leader that does not show the pipe location. Also show the storm sewer line on Drawings C-2 and C-3." This was a typographical error which will be corrected.
10. "Drawing C-4: (Sanitary Sewer Manhole Table) and Drawing C-4A (Sewer profiles) should be carefully reviewed for consistency in elevations shown on each sheet. Corrections are required on Sanitary Manholes MH-3 and MH-6." This was a drafting error and will be corrected.
11. Drawing C-5 spelling corrections will be made.
12. Drawing CD-2 spelling corrections will be made and the PVC pipe drain size differences between the Plan View and the Elevation View will be corrected.

Chair Szlosek opened up the meeting for public comment.

B. Balmer questioned what is driving the development. R. Keiffer stated that market is driving this project. The Board stated that these are market valued apartments not subsidized.

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

All Board members answered no to #1 - "Impact on Land" and no to all sub questions. (An erosion program is being developed).

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." (Ground water is not being used as a resource).

All Board members answered yes to #5 - "Impact on Flooding." (Proposing to modify drainage with the intent to improve).

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." (Decrease flooding to E & S).

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."

The Board agreed that it is not necessary to do Part 3.

Chair Szlosek read the resolution as lead agency for the Pinebrook Apartments 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 "Pinebrook Apartments 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 has furthermore determined the significance of any potential impacts of the Project;

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 motion was made by A. Keller and seconded by D. Heischman to declare the Planning Board as lead agency. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, D. Heischman-Aye, A. Bailey-Aye, B. Hoose-Aye.**

Based on the resolution, Chair Szlosek completed and signed Part 3 and checked A. P. Chatfield will distribute to involved agencies.

M. Tobin recommended the Board not grant conditional approval at this meeting as there are issues that need to be finalized.

Chair Szlosek closed the public portion of the meeting at 8:43 p.m.

D. Heischman had a question with regard to one of the districts. The district map needs to be changed to reflect the proper label.

The next Board meeting will be held on Monday, October 5, 2015 at 7:30 p.m.

**A motion was made by D. Heischman and seconded by B. Hoose to adjourn the meeting at 8:48 p.m. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, D. Heischman-Aye, A. Bailey-Aye, B. Hoose-Aye.**

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