

Honeoye Falls Village Planning Board

Meeting Minutes for October 5, 2015

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

Members Absent: Denise Heischman

ALSO PRESENT: Michael Tobin (Village Attorney), Paul Chatfield (Village Engineer), Greg Emerson (Village Administrator), Mayor Rick Milne, Dan Bassette, Richard Ayling (TY Lin International), Robert Keiffer (TY Lin International), Matt Kerwin, Wes Webber, John Lynch, Robert Orlando, Alison Jones, Trevor Jones

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

MEETING MINUTES APPROVAL

A motion to approve the September 14, 2015 minutes as written was made by B. Hoose and seconded by A. Bailey. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye. Motion carried.

Change of Use Approval – 15 West Main Street

Applicant, Robert Orlando, requested a change of use to convert the former Chinese restaurant into retail space, an e-cigarette store. Customers will be able to enter from the front and back of the building. R. Orlando does not currently have a plan for signage, possibly temporary vinyl on the window. Chair Szlosek recommended he talk with C. Johnson about sign requirements and to obtain a permit.

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

A motion was made by A. Keller and seconded by A. Bailey to approve the Change of Use as applied. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye. Motion carried.

The applicant signed the sign posting affidavit.

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

Rick Ayling and Bob Keiffer request Site Plan Approval for the application consisting of 156 apartments. R. Ayling stated that the comments from Chatfield Engineers as well as Monroe County have been addressed. Chair Szlosek asked the applicant to update the Board on what they are planning for the water booster system. R. Ayling stated that they are now proposing an individual small booster unit at the service entrance to each building. Technical documentation has been provided with their submittal. Chatfield Engineers submitted a letter to Chair Szlosek stating that from an engineering standpoint, all the technical aspects of the project are acceptable at this point. The traffic study showed no impact. Chair Szlosek asked for comments from the Board. There were none.

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

A motion was made by B. Hoose and seconded by A. Bailey to accept the site plan as submitted. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye. Motion carried.

Site Plan Approval – 94 East Street

Applicants, Alison and Trevor Jones request site plan approval for a detached garage on property located at 94 East Street. T. Jones supplied the Board with drawings. There were some placement changes. The garage will now be within 5 feet of the property line instead of 3 feet. The garage will now be 30 feet away from the house instead of 20 feet.

Chair Szlosek opened the meeting for public comment. There were none.

A motion was made by A. Bailey and seconded by A. Keller to accept the site plan as presented. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye. Motion carried.

The applicant signed the sign posting affidavit.

Site Plan Approval – Village Square Boulevard

Agent for the applicant, Matt Kerwin, requests site plan approval for a 130 foot monopole cell tower owned and operated by Crown Castle, partnering with Verizon initially. It will be a standard compound area, a 100 x 100 foot leased area surrounded by an 8 foot chain link fence. The monopole will be in the center of that compound. There will be four equipment shelters within the compound, 12 x 30 x 10. There will be an ice bridge which acts as a trapeze for cables. The tower will consist of 12 antennas, four in each sector. M. Kerwin showed the Board a propagation map with proposed coverage. M. Kerwin stated the need for this tower both for capacity and cell coverage for this area.

A site selection analysis was done to determine the best area for the tower. The survey will be submitted soon showing topography in the area.

M. Kerwin addressed the comments to a letter from Chatfield Engineers.

1. A topographic survey will be submitted soon.
2. The finished floor and grading will be provided. The compound itself will be gravel. The foundation for the tower will be approximately 20 x 20 feet.
3. Temporary erosion control measures will be in place. They will be applying to the DEC for a general permit for storm water discharges.
4. They will comply with a stabilized construction entrance during construction.
5. The width of the driveway will be 12 feet wide with 20 foot access to utilities.
6. The completion of additional visual impact assessment including a balloon test will be done this week. The Board requested photos be taken from West Main Street, Norton Street and High Street, Monroe Street by the Village Park, along West Main Street including in front of the tower (north and south), the end of Pine Trail, and the corner of 15A and West Main Street.
7. P. Chatfield stated that the applicant needs to provide a preliminary final notice and intent with NYS Ag and Markets.

8. Typographical errors will be corrected.
9. The applicant needs to review the need for geotextile fabric under the roadway to support the traffic it is intended for.
10. The applicant planned on utilizing barb wire fencing at the top of the 8 foot high fence. M. Tobin stated that a variance would be needed. There is a safety climb mechanism on the pole. The barb wire is not a typical standard of the towers. M. Tobin reminded them they still need to apply for a variance for the height of the fence. The applicant requested to use a 6 foot fence. The Planning Board agreed that the applicant may change the height of the fence to 6 feet.
11. Chair Szlosek stated we need a coordinated review according to requirements of SEQR.

M. Tobin has the following recommendations for Crown Castle:

1. M. Tobin is recommending Crown Castle go to the ZBA to request a variance as the code requires that the cell tower be set back from the front, rear and side lot lines of the parcel leased, a minimum of the height of the tower plus 25 feet. The proposed tower is 130 feet. The setback distance should be 155 feet from each lot line.
2. M. Tobin requested confirmation that the access drive is included in the parcel of land to be leased. M. Kerwin responded that the access drive is included in the land to be leased. The lease includes an easement for utilities access. Everything to the plot is underground.
3. M. Kerwin stated that certification from a qualified engineer will be done to meet FCC requirements for RF emissions.
4. M. Tobin requested confirmation of the parcel leased, the term of the lease, the lease termination, and which party shall be responsible for removal of the tower, building, and fences, etc. M. Kerwin will provide this information.

Chair Szlosek read the following comments from the Conservation Board:

1. The Conservation Board recommends planting a double row of evergreen trees around tower facilities, forming hedge continuously at least 10 feet in height within two years of planting.
2. The Conservation Board agrees with minimizing visual impact.
3. The Conservation Board asked if the overall site plan check road label indicating "State Route 38 – West Main Street."

M. Kerwin asked if the Board would be fine with not planting the evergreen trees. The Board requested that they plant them as stated by the Conservation Board.

Chair Szlosek opened the meeting for public comment.

D. Bassette stated there is potential for a trail and future housing in the area near the tower.

Chair Szlosek closed the meeting to public comment.

Chair Szlosek asked for a motion to intend to name the Village Planning Board to serve as lead agency to begin a coordinated review process. Motion made by A. Keller, seconded by B. Hoose. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye. Motion carried.

P. Chatfield will give notice to the following involved agencies: Planning Board, NYS Ag & Markets, Monroe County Planning, NYS DEC, and the ZBA (these agencies have permit requirements). Interested parties are the Village Board, Town of Lima, Town of Mendon, and HF-L Central School District.

P. Chatfield requested plans and the application electronically from Crown Castle.

A motion was made by B. Hoose and seconded by A. Keller to change the November Planning Board meeting from Monday the 2nd to Thursday the 5th. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye. Motion carried.

A motion was made by A. Bailey and seconded by A. Keller to adjourn the meeting at 8:50 p.m. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye. Motion carried.

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