

Kasap Subdivision continued:

3. The agricultural note has been added to the plans.
4. There will be no work within the stream corridor.
5. There are no monuments that need to be shown on the plans.
6. That he corrected the acreage on the SEQR form.

Chairman Ferguson opened the public hearing.

Public comments:

Robert Goodwin - 181 Hill Road

Asked what the setback for the proposed house is.

Mr. Schultz stated 245 feet from right of way

Asked how deep the lot was.

Mr. Schultz stated that it was 355 feet.

Mr. Schultz explained the size of the leach field determines the setback for the home.

Stated that the setback for the proposed home is quite different from his house.

A discussion followed on this.

Stated that as long as the water from this site is contained on the site he has no concerns.

Chairman Ferguson closed the public hearing.

Jack Barton stated that the Conservation Board did review this application and made a visit to the site. Their only concern was the storm runoff from this site but this was addressed by the swale that was added to the plan.

The Board then reviewed SEQR for this site:

Using information from Part 1, the Planning Board answered questions 1 through 11 on Part 2. The Board determined that this proposed project is an unlisted action under the SEQR requirements.

Using the Part 2 tools, the Planning Board determined that there would be no impact to the environmental resources evaluated in Questions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11. These were all checked as "no or small impact may occur" on Part 2.

Kasap Subdivision continued:

As a result of the project design the Planning Board has determined that significant adverse impacts are unlikely to occur and will not require preparation of an environmental impact statement.

Mike Reinschmidt made the following motion; Upon the Planning Board's review and completion of part II of the Short Environmental Assessment Form as set out by 6 NYCRR Part 617, State Environmental Quality Review, the Board has determined that this project will not result in any significant adverse environmental impacts and make a motion to grant a negative declaration for this project. Bob Pelkey seconded the motion. Motion carried unanimously 4-0. (Mark Acker absent)

A motion was made by Bob Pelkey and seconded by Steve Aprilano to grant preliminary approval for this application. Motion carried unanimously 4-0. (Mark Acker absent)

A motion was made by Bob Pelkey and seconded by Steve Aprilano to recognize that after review of the survey no EPODs are affected by the proposed construction on this site. Motion carried unanimously 4-0. (Mark Acker absent)

HILL PROPERTY SUBDIVISION Two Lots 5701 Ridge Road
Chairman Ferguson read the public notice.

Kris Schultz reviewed the plans with the Board.

Chairman Ferguson reviewed the following correspondence:

1. Letter from Monroe County Department of Planning and Development dated December 13, 2013.
2. Letter from Town Engineer dated December 16, 2013 & January 23, 2014.
3. Letter from Fire Marshal dated November 27, 2013.

Kris Schultz reviewed with the Board the following:

1. A maintenance agreement/drainage agreement was placed on the map and the agreement will be memorialized in the deed.
2. Driveway maintenance agreement has been placed on the map.
3. The elevation on the garage floor has been corrected to reflect the actual elevation.
4. Monumentation has been check and noted on the plans.
5. Additional plans have been submitted to DOT.

Chairman Ferguson opened the public hearing.

Public Comments: None

Chairman Ferguson closed the public hearing.

Conservation Board: Mr. Barton stated that the Board recommended a negative declaration.

The Board then reviewed SEQR for this site:

Using information from Part 1, the Planning Board answered questions 1 through 11 on Part 2. The Board determined that this proposed project is an unlisted action under the SEQR requirements.

Using the Part 2 tools, the Planning Board determined that there would be no impact to the environmental resources evaluated in Questions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11. These were all checked as "no or small impact may occur" on Part 2.

As a result of the project design the Planning Board has determined that significant adverse impacts are unlikely to occur and will not require preparation of an environmental impact statement.

Steve Aprilano made the following motion; Upon the Planning Board's review and completion of part II of the Short Environmental Assessment Form as set out by 6 NYCRR Part 617, State Environmental Quality Review, the Board has determined that this project will not result in any significant adverse environmental impacts and make a motion to grant a negative declaration for this project. Bob Pelkey seconded the motion. Motion carried unanimously 4-0. (Mark Acker absent)

A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to grant preliminary approval for this application and to recognize that after review of the survey no EPODs are affected by the proposed construction on this site. Motion carried unanimously 4-0. (Mark Acker absent)

CONTINUING BUSINESS

1880 N. Union Street Commercial Site Plan
Mike Schaffron presented these plans to the Board for final approval.

Chairman Tod Ferguson read a letter from the Town Engineer dated January 23, 2014 in which he stated that he has reviewed the plans and has no engineering concerns.

Mr. Schaffron stated that the following:

1. Wet land limits have been labeled on plans.
2. It was recommended that the "out fall" for the proposed drainage be moved, it has been re-located further away from the wet lands.

The following signatures were on the plans:

1. Town Engineer - January 28, 2014.

A motion was made by Mike Reinschmidt and seconded by Steve Aprilano to grant final approval for this application. Motion carried unanimously 4-0. (Mark Acker absent)

Walnut Grove Estate Subdivision 8 lots 199 Webster Road
Kris Schultz presented these plans to the Board for final approval.

Chairman Tod Ferguson read a letter from the Town Engineer dated January 3, 2014 in which he stated that the estimate for the letter of credit be \$184,760.20. The Town Board on 2/4/2014 approved the Letter of Credit amount.

Mr. Schultz stated that the following:

1. He is asking for final approval contingent upon the developer posting the letter of credit with the Town.
2. Pointed out that the easement was placed on the plans per the Board request.
3. The easement has been drawn and just needs to be approved and recorded.

The following signatures were on the plans:

1. Town Engineer - January 28, 2014.
2. Monroe County Water Authority - January 28, 2014
3. Monroe County Health Department - January 30, 2014
4. Town Highway Superintendent - February 3, 2014

A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to recognize that a wood lot EPOD is being effected by the proposed action on this site, that the Board has reviewed the effect on the EPOD, that the Board has reviewed several options for mitigation of the disturbance of the EPOD, have approved a mitigation plan and are approving the issuance of a EPOD permit. Motion carried unanimously 4-0. (Mark Acker absent)

Walnut Grove continued:

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to grant final approval for this application contingent upon the letter of credit being posted with the Town and the easement being filed in the Monroe County Clerk's office. Motion carried unanimously 4-0. (Mark Acker absent)

167 Parma Center Road

Site Plan

Kris Schultz presented these plans to the Board for final approval.

Mr. Schultz stated that the following:

1. A correction Deed has been recorded in the Monroe County Clerk's office, the prior deed missed a "course" in the description. The correction deed moves the line parallel to the road 17 feet south.

Steve Aprilano asked if the engineer had addressed the drainage from the back of the property. Mr. Schultz stated that he submitted a drainage report to the Town Engineer. The report showed that the runoff heading south will be 50% less after construction than it is today.

The following signatures were on the plans:

1. Town Engineer - January 28, 2014.
2. Monroe County Water Authority - January 28, 2014
3. Monroe County Health Department - January 30, 2014

Mr. Barton questioned why Mr. Schultz chose to leave the dashed lines on the plans, showing where the property line would have been if the correction deed had not been filed. Mr. Schultz stated that he left it on the plans for the future in case any questions come up it will be easier "to recreate the steps" taken to correct the issue.

A motion was made by Bob Pelkey and seconded by Steve Aprilano to grant final approval for this application. Motion carried unanimously 4-0. (Mark Acker absent)

MISCELLANEOUS

1885 North Union Street & 1919 N. Union Street Property Split and merge
Kris Schultz presented plans to the Board showing a proposal of subdividing 7.2 acres from tax account #72.01-1-20.1 (1855 N. Union Street) and merging that 7.2 acres with tax account #72.03-1-4 (1919 N. Union Street).

1885 North Union Street & 1919 N. Union Street continued:

A discussion followed in regards to if either property had improvements on it. Mr. Barton stated that it was verified with the surveyor that there were no structures on the property being subdivided.

A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to approve the subdivision of 7.2 acres from 1855 N. Union Street, as shown on the plans submitted to Board at tonight's meeting. Motion carried unanimously 4-0. (Mark Acker absent)

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to approve the merge of 7.2 acres subdivided from 1855 N. Union Street with property located at 1919 N. Union Street. Motion carried unanimously 4-0. (Mark Acker absent)

Mr. Schultz then reviewed with the Board that the applicant will be applying to the Town Board to have the zoning reclassified on the property. As part of the property is rural residential and the other part general commercial. That they are making these applications to square up the property on which the Plantation Party House sits. They will be coming back with plans that show the "new driveway" for the home, as previously discussed. Asking the Board to refer the application to the Town Board. Mr. Barton stated that as soon as the application is submitted to the Town it will be come before the Planning Board for comment to the Town Board.

Chairman Tod Ferguson asked that the engineer show all utilities and improvements on the plans to be submitted.

5112 Ridge Road

Jack Barton reviewed an email from the Town Engineer with the Board in which he voiced some concerns with the fact that photographs of the site do not seem to match up with the plans submitted to the Engineer. Another Engineer has been hired to work with the owner.

A discussion was held on the following:

1. The fact that setbacks need to be checked
2. If it has been verified if the drainage easement was ever recorded in the Monroe County Clerk's office.
3. The drainage of this site into the pond.
4. The Board wants all structures verified on the plans.
5. Jack Barton had a discussion with the new Engineer as to what the Board was looking to see.
6. Runoff calculations need to be submitted to the Town Engineer showing what is leaving the site.

7. The capacity of the pond - existing.

A motion was made by Steve Aprilano and seconded by Bob Pelkey to approve the January 2, 2014 meeting minutes with the following corrections:

1. *On Page 4, in the third paragraph from the bottom the word "done" be changed to DOWN.*
2. *On Page 5, the last sentence "The Board stated that they will require that a note be added to the plans stating that trees are to be added to these back yards." Shall be revised to say: "The Board stated that they will require that a note be added to the plans stating that trees are to be added to these back yards and shall be parallel with the proposed road."*

Motion carried unanimously 4-0. (Mark Acker absent)

Jack Barton announced that he is retiring in April of this year. The Board wished him well in his future endeavors and thanked him for his years of invaluable service to the Board.

There being no further business, a motion was made by Steve Aprilano and seconded by Bob Pelkey to end the meeting at 8:20 pm. Motion carried unanimously 4-0. (Mark Acker absent)

Respectfully submitted,

Maureen L. Werner,
Recording Secretary