

A regular meeting of the Town of Victor Planning Board was held on Tuesday, January 8, 2019 at 7:00 p.m. at the Victor Town Hall at 85 East Main Street, Victor, New York, with the following members present:

PRESENT: Ernie Santoro, Chairman; Joe Logan, Vice Chairman; Heather Zollo, Al Gallina, Rich Seiter

OTHERS: Wes Pettee, Town Engineer Consultant; Kim Kinsella, Project Coordinator; Jack Marren, Town Supervisor; Councilman Mike Guinan, Town Board Liaison; Matthew Matteson, Conservation Board; David Nankin; Lee Wagar; Greg McMahon; Mark Hamilton; Jeff Davis; Joseph Hurley; Jim Woodard; Andy Hart; Eric Shaw; Michael Sorensen; George Klemann; Jennifer Lake; Gerry Battaglia; David Cox, Matt Indiano; Barb Snyder; George Snyder; Martin Snyder; James Cretekos; Fred Rainaldi; Debby Trillaud, Secretary;

The meeting was opened, the Flag was saluted, and the Pledge of Allegiance was recited.

Chairman Santoro made the announcements regarding emergency exits; restrooms; attendance sheet; business cards; resolutions and agenda; conversations and cell phones.

APPROVAL OF MINUTES

On motion of Al Gallina, seconded by Joe Logan,

RESOLVED that the minutes of December 11, 2018 be approved.

Ernie Santoro	Aye
Joe Logan	Aye
Heather Zollo	Aye
Al Gallina	Aye
Rich Seiter	Aye

Approved 5 Ayes, 0 Nays

Jack Marren, Town Superintendent, addressed the Planning Board.

Supervisor Marren – Good evening members of the Planning Board, Happy New Year to all of you and to members of the public as well. Updates from last evening's Town Board meeting: Appointments for the Planning Board - Ernie Santoro was appointed for five years and as acting chairman for 2019; Joe Logan was appointed as vice chair; Al Gallina & Heather Zollo both re-appointed for seats on the ARC (*Architectural Review Committee*); Joe will be the alternate for the ARC. Thanks were given to all the Board members.

Supervisor Marren - The Town had two public hearings last evening. They elected to hold both of them open until after hearing comments back from the County Planning Board. This is in regards to incentive zoning and the Route 96 Transformative Corridor Infrastructure planning. I know Wes will be discussing both of those issues with you this evening.

At some point in the upcoming months it is my hope to schedule a mandatory workshop that would count for training for members of the Town Board, Planning Board, and Zoning Board of Appeals specifically for incentive zoning. It is pivotal that all members of these three boards get an understanding of incentive zoning, how it can certainly benefit this Town and this community.

One thing that has been very important to this Board is the current status of the Sanitary Trunk improvement project. As of today the project went out to bid on December 21st; project bids will be open on February 19th. We hope that construction will start May 1st of this calendar year and construction will be completed by July 1, 2020. We have about three outstanding easements that we are working on through Wes, myself and our appraiser and attorney. We know we can bid it without those three but before we award it we need to have it all buttoned up.

In addition, the final item for 2019 Planning Board liaison assignments, I am actually filling in for Councilman Dave Condon. He is the liaison from January through April. Councilman Ed Kahovec from May through August and then Councilman, Mike Guinan from September through December.

Have a good evening.

BOARDS AND COMMITTEE UPDATES

Planning Board reported by Kim Kinsella
Wednesday, January 23rd

Al Benedict will be presenting update for the Lighting Code.

- Public Hearing
 - Verizon Wireless – Victor Crossing, 413 Commerce Dr. This is a site plan application. The applicant is requesting approval for the replacement of one antenna mounted on the building rooftop and the addition of one PCS located on the ground equipment platform area.
 - Verizon Wireless – Fishers Stations, 600 Fishers Station Dr. This is a site plan application. The applicant is requesting approval to modify the antennas on the building. Applicant is replacing one antenna mounted on building rooftop and the addition of 1 PCS located on the ground equipment platform area.
 - AT & T – Crown Castle Tower – Brownsville Rd. It's a site plan application and special use application. The applicant is requesting approval to install three antennas mounts with six antennas, 15 remote radio heads and some additional information associated with those antennas. This would be a new co-location on that antenna.
 - Woods at Valentown on High Point Dr. It is a site plan application. The applicant is requesting approval to construct 288 for rent apartments within 12 building on 56.87 acres. That is on your agenda tonight to start the lead agency process.

Mr. Pettee - I have two items to discuss briefly with the Planning Board. (He passed out material to the Board) The Town Board held a public hearing last night and the public hearing remains

open. They are considering adopting some provision in the zoning code to allow for incentive zoning. This is actually a tool that can help a community achieve documented goals in a Comprehensive Plan. It is not necessarily a benefit to a developer, the primary benefit for a municipality is for housing goals, maybe historic preservation, open space, recreation or increased environmental protection goals that are documented in the Comprehensive Plan or even traffic, for example. Maybe the Town has some traffic goals to achieve. One way to accommodate getting those goals achieved is to have a developer assist the community in achieving those goals by providing an increased density bonus to a developer to allow for a density that wouldn't otherwise be allowed by the zoning. This is something that would occur on a case by case basis, that would be considered by the Town Board and Town Planning Board and maybe it is increased number of stories that would be allowed, maybe, the current code says maximum building height is 35 feet, but if for some reason there is a community benefit that has been documented in the Comprehensive Plan and there is a way to help achieve that goal the developer can provide some form of community amenity. It's got to be a benefit to the public. The benefit must be above and beyond what would have to be provided in absence of incentive zoning.

For example, a developer would propose that as part of a development they will extend the sanitary sewer infrastructure or water infrastructure to accommodate that development. That is something that is a standard business practice, in terms of doing business and doing a subdivision so providing that infrastructure alone would not be a community benefit.

So currently the Town's Comprehensive Plan basically talks about acquisition and set aside of an equivalent number of dwelling units in another portion of the Town to preserve open space. So it's a different site located elsewhere in the Town where lower density would be preferred and maybe those units can be transferred into a more dense area like the Route 96 Corridor. That can be problematic, the Route 96 Corridor is congested and we know we have traffic issues in the Town on Rt. 96 so that the proposed amendment to the Comprehensive Plan now would allow for contributions of cash to a Town trust fund that would be restricted to use for funding of infrastructure improvements, roadway improvements in the Route 96 corridor. It is kind of broadening where and what types of goals could be achieved by the Town, not just preserving open space but also resolving some transportation goals. So the public hearing remains open and I wanted you to have this take home sheet that you can review and I think the Town Board would welcome your input. It doesn't have to be tonight, the public hearing will remain open, I'm not quite sure when it will close, maybe it will be at the next Town Board meeting.

The second item I just wanted to talk a little bit about, the Route 96 Transformative Corridor plan, the Town Board is considering amending the Town's Comprehensive Plan by appending this Route 96 Corridor plan to the Comp Plan. There are six identified priority projects in this Route 96 plan. (Mr. Pettee supplied a document that the public can take to look at after the meeting). The first project identified is a new local street along the Ontario Central Railroad that would be between Routes 251 and the Village School St. There is a second project, Route 96 three lane to five lane conversion. That is between the area of Bristol's Garden Center and Route 251. The Route 251 and Lane Rd connection. There is a little bit of an offset intersection where 251 intersects 96 and where Lane Rd intersects 96 so it is a reconfiguration and realignment of that intersection. Also the Omnitech Place and Willowbrook Rd connection is number 4. Number 5 is the Plastermill Rd., Collette Rd. and Delray Dr. connection on the east side of Town toward Farmington. The Lane Rd and Victor-Egypt Rd and Lynaugh Rd round-

about is the sixth project. That public hearing also remains open in terms of amending the Town's Comp Plan to include and incorporate the Route 96 Corridor Strategic Infrastructure plan.

PUBLIC HEARING

Speakers are requested to limit comments to 3 minutes and will be asked to conclude comments at 5 minutes.

INTEGRATED SYSTEMS ADDITION

50 Victor Heights Parkway

Appl No 33-SP-18

Owner – Integrated Systems Properties

Acres – 1.41

Zoned – Light Industrial

SBL # 15.01-1-32.120

Applicant is requesting approval to construct a 3200 sf warehouse addition to the existing structure.

Good evening. I'm Greg McMahon with McMahon LaRue Associates and also here tonight is Mark Hamilton the owner of Integrated Systems. Mark and Integrated Systems are proposing to add a warehouse addition to their facility at 50 Victor Heights. This warehouse facility will be for secure storage of the equipment that they install, a place where their trucks can load and unload and go out to the job sites. It's a pole barn type structure with a standing seam metal roof, standing seam siding and a stone façade, wainscoting on the side of the building. There is adequate parking on site but we have also added some bank parking that brings the site up to the zoning requirement for parking but there is no need at this time to construct that parking. There is no additional lighting purposed. Storm water will be over land roof leaders from the new building, all the site drainage, it drains to an existing inlet which is in the Southeast corner of the property and that inlet then goes over to Victor Heights Pkwy and is tied in to the storm water collection system for the complex. We did receive comments from the Town Planning Dept, the Fire service, LaBella's comments and the architecture review comments in the Conservation Board's comments. We've responded in writing to all of those comments. I would be happy to go through any or all of those if you would like.

Chairman Santoro – Well this being a public hearing let's hear from the public first. Is there anyone out there that wants to speak with regard to this application? Any questions? If not we will go to the Board.

(Chairman Santoro asked the Board for comments)

Mr. Seiter and Ms. Zollo had no comments.

Mr. Logan – I recall when this building was first constructed, you and I were still on the Board at that time. We did have a provision for an addition on the site and I'm assuming, but I didn't catch what you said about parking but this is integral with the function of the facility, don't we need additional parking for it?

Mr. McMahon – Yes, at this point the additional spaces would be required, if this were office it would be much greater but as a warehouse for storage of their equipment, I believe it adds approximately one parking space to the count. Again, we showed that parking in the original approved plan had banked parking also on the East side of the property. But with this addition the parking is under-utilized right now, this addition is not going to over tax the parking, at a future date if it is needed, there is a ...

Mr. Logan – A banked area and the ability to wrap around the building from the East side is it?

Mr. McMahon – The existing parking is on the West side of the property, you would cross on the North side and we would construct it on the East side.

Mr. Logan – I'm looking at Google Earth, so picturing which way is north. The only other comment I had was when we did talk about that, it was going to be more of....the intention perhaps was that the building was going to be of similar architecture, it sounds like you're using a more basic type of construction but you are intending to extend that architecture at least on the West face?

Mr. McMahon – Well the existing building is a brick flat roof structure. This is a pitched roof, somewhere on the property next door I believe its 90 there are several similar buildings, but it will be a steel building but on the side that faces Victor Heights they are going to do wainscoting, just a stone wainscoting up approximately four feet. We've got landscaping similar to the landscaping that exists around the two sides of the building right now. It will be extended along that face of the building. The North face of that new addition will be four overhead doors where the vehicles will access the equipment.

Mr. Logan - Ok, thanks. I have nothing further.

Mr. Gallina had no comments.

Chairman Santoro - Just for my clarification, this overhead view, it looks like there is a dumpster of some sort out there. Is that gone now?

Mr. McMahon - Yes

Mr. Mark Hamilton - It's still there but it can be moved, right?

Mr. McMahon - On the Northside by your front door.

Mr. Hamilton - Oh, yeah that's gone. Yes, that was when we were rehabbing the inside.

Mr. McMahon - The existing dumpster on the Northeast corner of the building, they'll be slightly relocated to accommodate the warehouse.

Chairman Santoro – If there is nothing further, I'd like a motion to close the public hearing.

On motion by Mr. Logan, seconded by Mr. Gallina the public hearing was closed.

RESOLUTION

Motion made by Al Galina, seconded by Joe Logan

WHEREAS, the Planning Board made the following findings of fact:

1. A site plan application was received on November 26, 2018 by the Secretary of the Planning Board for a Site Plan entitled 50 Victor Heights.
2. It is the intent of the applicant to construct a 3200 sf warehouse addition to the existing structure.
3. A public hearing was duly called for and was published in "The Daily Messenger" and whereby all property owners within a minimum of 500' of the application were notified by U.S. Mail. An "Under Review" sign was posted on the subject parcel as required by Town Code.
4. The Planning Board held a public hearing on January 8, 2019 at which time the public was permitted to speak on their application.
5. The Action is classified as an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations, and the applicant provided Part I of the Short Environmental Assessment Form.
6. The application was referred to the Ontario County Planning Board under Section 239 of the General Municipal Law. On December 12, 2018, Ontario County Planning Board referred the application back to the referring agency as a Class 1 with comments.

WHEREAS, the Town of Victor Planning Board reviewed the Unlisted Action on January 8, 2019 and identified no significant impacts; now, therefore, be it

RESOLVED, that the project, Integrated Systems Addition will not have a significant impact on the environment and that a negative declaration be prepared.

NOW, THEREFORE BE IT RESOLVED that the application of Integrated Systems, Site Plan entitled 50 Victor Heights, drawn by McMahon LaRue Assoc, dated November 2018, received by the Planning Board November 26, 2018, revised to address comments December 31, 2018,

received by the Planning Board December 31, 2018, Planning Board Application No. 33-SP-18,
BE APPROVED WITH THE FOLLOWING CONDITIONS:

Conditions to be addressed prior to the chairman's signature on the site plan:

1. That no final signatures will be given on the plans until all legal and engineering fees have been paid as per Fee Reimbursement Local Law adopted November 25, 1996.
2. That the comments in a letter dated December 17, 2018 from LaBella Associates be addressed.
3. That comments from the Fire Marshal dated November 27, 2018 be addressed.
4. That comments from Code Enforcement Officer, dated December 11, 2018 be addressed.
5. Submission of an architectural rendering which reflects architectural decisions made at the January 8, 2019 Planning Board meeting to include color and material, as more fully specified in the January 8, 2019 Planning Board meeting minutes.

Ongoing conditions:

1. That the site plan comply with Town of Victor Design and Construction Standards for Land Development, including Section 4.
2. Should an underground stream be encountered during construction, the Developer is to address the encroachment and impact to the underground stream to the satisfaction of the Town Engineer.
3. The building design plan shall be consistent with the architectural/landscape details as shown on the elevations, entitled Integrated Systems drawn by MAS Engineering dated December 8, 2018, Job #121 received by the Planning Board December 14, 2018.
4. That any additional or existing lighting shall be code compliant and reviewed by the Building Dept.
5. If an egress door is added to the proposed addition, the applicant shall provide a sidewalk leading to a paved public right of way.

That a building permit shall be obtained before construction begins. AND, BE IT FURTHER, RESOLVED, that the Planning Board Secretary distribute the Planning Board's approval letter.

Mr. Logan - Before we move that motion forward, number 4 additional lighting shall be code compliant. It probably normally would require that if you do a building addition bring *all* the lighting up to the current code, it may well be now, but I think we need to make sure any of the outdoor lighting is dark sky compliant to code and maybe you could address that. If you know whether or not the building is currently code compliant or at least before the final plans are

signed that be brought into compliance.

Chairman Santoro - Then it should read that any additional or existing lighting shall be code compliant.

Mr. Logan – Yes

Mr. McMahan - I believe it is but we will review it.

Mr. Logan - I would bring that to Al (Code Enforcement Officer, Mr. Benedict) and make sure that it meets the code. If we can update that or modify it.

Chairman Santoro - We have made that a part of the minutes. It will be in the final resolution as given to the applicant to read as follows:

Number 4 of the on-going conditions for the approval resolution was changed to read: That any additional or existing lighting shall be code compliant and reviewed by the Building Dept.

Mr. Logan - Thank you

Chairman Santoro - Does anyone else have any comments?

Ernie Santoro	Aye
Joe Logan	Aye
Heather Zollo	Aye
Al Gallina	Aye
Rich Seiter	Aye

Approved 5 Ayes, 0 Nays

CROWN CASTLE/VERIZON

Benson Road
 Appl No 31-SP-18 & 6-SU-18
 Owner of tower - Crown Castle
 Owner of property – Town of Victor
 Acres – 8.90
 Zoned – Limited Development District
 SBL # 6.00-1-1.120

Applicant is requesting approval to modify & upgrade equipment on existing tower.

Good Evening, Jeff Davis, Barkley Damon Law Firm. Relatively simple application, which you have seen many of and I base some reading on your agenda for the next meeting I saw a few more. This is an antenna swap on the existing tower owned by Crown Castle for Verizon Wireless. They are removing the antennas that are there now, installing some new more modern

antennas to upgrade the facility. This is an eligible facilities request under Federal Law we have submitted the materials consistent with those requirements under Federal Law. As I'm sure you heard before, it cannot be denied, shall be approved type of language under Federal Law, so we are here seeking that approval.

Chairman Santoro - Just so everyone knows where we are talking about, because some of the building codes people couldn't find the area but it off 490, right near the water authority.

Mr. Davis – Correct, it is on top of Town property.

Mr. Logan – It's the old rest area East-bound, I think.

Mr. Davis – Yes

Chairman Santoro - Do we have anyone from the public that would like to address this?

Mr. Joseph Hurley, 249 Benson Rd - My wife and I own the property directly adjacent to this parcel. We are very familiar with this tower, so as long as all they are doing is making a modification to the tower itself, this is no problem with us. As long as it doesn't affect fencing or changes to the driveway.

Mr. Logan - Basically, the heads going to change a little bit on the front-end (inaudible). That's all they are doing, you won't see much.

Mr. Hurley – That's fine with us.

Mr. Davis – There will be no changes to anything on the ground. Everything that's being changed is the antennas in the air. It's all listed there. 12 antennas being swapped out for 6.

Chairman Santoro – Anyone else wish to speak on this topic? Hearing none, a motion to close the public hearing.

Motion was made by Mr. Logan, seconded by Mr. Seiter and the public hearing was closed.

RESOLUTION

Motion made by Heather Zollo, seconded by Al Gallina

WHEREAS, the Planning Board made the following findings of fact:

1. A Site Plan and a Special Use application were received on November 5, 2018 by the Secretary of the Planning Board entitled Crown Castle/Verizon.
2. Applicant is requesting approval to modify the existing equipment on existing tower. Applicant is requesting to remove 12 panel antennas and install 6 new panel antennas in same location, remove existing dish antenna, remove 3 tower mounted amplifiers and 6

diplexers, remove 6 coax cables and 1 dish cable, install 6 RRHs, install 1 OVP unit, install 2 hybridflex cables, install 3 twin in-band combiners. There will be no changes to the existing area at the base of tower.

3. A public hearing was duly called for and was published in “The Daily Messenger” and whereby all property owners within a minimum of 500’ of the application were notified by U.S. Mail.
4. The Planning Board held a public hearing on January 8, 2019 at which time the public was invited to speak on their application.
5. The application was deemed to be a Type II Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations and classification as such concludes SEQR.
6. The application was referred to the Ontario County Planning Board under Section 239 of the General Municipal Law. On December 12, 2018, Ontario County Planning Board referred the application back to the referring agency as a Class 1 with comments.
7. The proposed use is designed and located to be operated such that the public health, safety and welfare and convenience are protected.
8. The proposed use conforms to all applicable regulations in the district which it is located.
9. The Codes Dept reviewed the application November 9, 2018 and stated that an annual report is required to be provided indicating that property maintenance is being conducted on the tower and that the tower is not a hazard to the health and safety of the public.
10. LaBella Assoc reviewed the application December 17, 2018 and all comments have been addressed.

NOW, THEREFORE BE IT RESOLVED that the application of Crown Castle/Verizon Site Plan entitled Bell Atlantic Mobile Systems of Allentown, Inc d/b/a Verizon, Site Information Victor North BUN #816742, LC 146400 located at Interstate 490 in the Town of Victor, drawn by Tectonic Engineering & Surveying Consultants received by the Planning Board Secretary November 5, 2018, Planning Board Site Plan Application No. 31-SP-18 and Special Use Application No. 6-SU-18 BE APPROVED WITH THE FOLLOWING CONDITIONS:

1. That the site plan comply with Town of Victor Design and Construction Standards for Land Development, including Section 4.
2. That a building permit be obtained before construction begins.

AND, BE IT FURTHER, RESOLVED, that the Planning Board Secretary distribute the Planning Board’s approval letter.

Ernie Santoro	Aye
Joe Logan	Aye
Heather Zollo	Aye
Al Gallina	Aye
Rich Seiter	Aye

Approved 5 Ayes, 0 Nays

GOODWILL STORE

32 East View Mall Dr (Ethan Allen previous location)

Appl No 34-SP-18

Owner – Eastview Mall LLC

Zoned – Commercial

Applicant is requesting approval to renovate the existing vacant Ethan Allen building. The project will include a new donor canopy, improve the loading area by adding a second door and adding a trash compactor. They will also be renovating the interior.

Good evening, my name is Andy Hart, I am with Bergman Associates. I am representing Goodwill of the Finger Lakes for their site plan application, to renovate the existing vacant and former Ethan Allen space located at 32 Eastview Mall Drive to create a Good Will Store. Here with me tonight are several people from Goodwill, Bergman and Wilmorite to help answer any question from the audience. I will introduce them quickly. From Goodwill we have George Klemann the CFO, Tim Newnan, the Project Manager, and Jen Lake, Vice President of retail. Also with Bergman we have our architect, Mike Sorenson and our Landscape Architect, Eric Shaw. From Wilmorite representing the landlord we have Gerry Battaglia.

To get our bearings on the project, the blue star is where the Goodwill will be located (referring to overhead screen). It is right off the south entrance, the most Southern entrance to the Eastview Mall off Route 96. It's in that small plaza that faces Macy's. There is also the existing Ethan Allen space and Raymour Flannigan, we are here. Goodwill is located in Victor already in the Benderson Plaza on Route 96. Their lease is up and they are being asked to leave, so they have found a new home with Wilmorite. They are excited to be here and make this their flag ship store. The Town of Victor and the community here actually provides the significant portion of the surplus donations that are generated for all the Rochester area. This store is actually the highest revenue generating store of all their stores in Rochester. They are excited to be here and want to stay in Victor.

The project will renovate the existing vacant building, 24,288 square feet for the creation of new Goodwill store to replace the existing current store located at the Benderson site. The majority of the work will take place inside the building but there are some significant changes we will do on the exterior portion of the building as well. The largest change to the building will be constructing a foundation drop-off canopy, which is shown as an appendage on the eastern edge of the parking. So customers will be approaching the drop-off area on the east side of the

building, heading south and then turning back north again. So it's a counter intuitive direction but we think this is the best way to provide the most queue stacking. Here is the donation canopy here and then rotation would be clockwise. We think that's the best way to provide the most queuing depth for the cars that would be stacked to provide the donations and keep most of that queuing outside of the main drive up in front of the building.

The existing 34 parking spaces are located on the east side of the building and will be eliminated. We are not going to be replacing those, we feel the parking field in front of the building provides 136 spaces which is more than the 121 spaces that we need. The other exterior work that is required for this project is a new loading dock. Today there is one door that is existing in the corner of the site. Goodwill wants to add a second door so they can have the ability to have two tractor trailers loading and they will also be adding a trash enclosure/compactor. Tractor trailer deliveries to that loading dock will come from the West. They will circle up and then back in and leave the same way. There will be no circulation on this side of the building for truck traffic to try and keep the vehicles and trucks free.

At the front of the store all we really need to do is add a drop curb for ADA access at the front door and we will be adding a new front door, larger to allow for easier egress into the building. All existing utilities are in place for the building. They are adequate for the use so we will be re-using those. We do need to re-locate the gas meter, that's about the only utility work. We are not proposing any changes to the site lighting at all. The only site lighting we are adding is under the canopy and some building monitoring lights along the east-west sides to help with more security. Those lights will be dark sky compliant.

Mr. Logan – Have the parking lights in that whole plaza been upgraded yet? I know they have been working their way around it, this particular area is my question.

Mr. Hart – They have not been updated yet. They are scheduled to be updated this summer. Wilmorite did receive approval to do that.

The building elevations, we are only proposing to paint the building, we are not really changing much. There is some EIFS work that has to be improved. We will be painting the building based on the rendering we supplied and we just gave you an updated copy as well of those colors per the comments from LaBella. There's a few minor errors on the elevations and we provided those to you. There are some existing windows on the East side of the building, the donation side that the second elevation down (referring to overhead screen). We are going to remove those windows and block them in so that we can have product on the inside of the building, but we would like to keep the awnings. There are existing Ethan Allen awnings there and we wanted to keep those and re-skim them.

The top elevation is the north elevations which is the front of the store (referring to overhead screen). You can see where we are providing new paint and EIFS improvement where it needs it. We are providing all new glass, the glass that is on the building probably is not energy efficient, so it is all new glass on the front elevation. You can see where we are making the front door much larger, much more like a retail store would have. The existing door today is just a double door. The elevation on the bottom which I was describing before is the East elevation with the donation canopy to the left. That's the entrance to the donation there. These four windows, these are existing windows today, we are going to take the windows out, block that up with material to match the building and we would like to keep the awning and reface them with a

Goodwill color blue awning with the logo. That's really project in a nut shell.

Chairman Santoro – Does anyone in the public wish to make any comment or ask any questions?
(No one came forward) In that case, I entertain a motion to close the public meeting.

Motion was made by Mr. Logan, seconded by Mr. Seiter, all were in favor, public hearing was closed.

Chairman Santoro asked the Board for comments.

Mr. Seiter – The building is sprinklered I assume?

Mr. Hart - Correct.

Mr. Seiter - Will you be putting fire protection on that canopy?

Mr. Hart - It was a comment on the building permit review set, so yes.

Ms. Zollo – I just want to confirm and maybe Wes you can help me out here, that it seems like there are an awful lot of signage. Is their signage in compliance with the signs on the sides, the front, the awnings, and the other side?

Mr. Pettee - I don't know the answer to that question. I can coordinate with Al Benedict to see whether or not they are in compliance with the signs. I didn't investigate that.

Ms. Zollo – Ok, that would be my one question whether you would have to go to the Zoning Board of Appeals because of the signage.

Mr. Hart – We did get a letter from Martin Avila (Code Enforcement Officer) that stated the Town received the same letter that the signage seems to meet the Town's requirements.

Ms. Zollo – Ok, that seems like more signs than we normally approve. So I would just want to confirm that and then I believe our architectural consultant wanted the words removed from the awnings?

Mr. Hart – I did not see that come up but ok. The donation canopy words?

Ms. Zollo – On each one of your awning you have the symbol as well as Goodwill.

Mr. Hart – So just have the logo and not the lettering?

Ms. Zollo – Yes, I believe that was in his comments, and then the colors of the renderings you have on the screen are the colors you are planning?

Mr. Hart – Yes, I do have color swatches if you would like to see them.

Ms. Zollo – And you did also confirm that all the security lighting on the building, all of that will be dark sky compliant?

Mr. Hart - Correct.

Ms. Zollo – I have one more question. Your community room that is going to be in the building. What will that be used for?

Mr. Hart - That would be a perfect question for Jen Lake.

Ms. Jennifer Lake, Vice President of Retail - So this is something we are particularly excited about, because our current store was small and doesn't have what we have in some of our other communities, which is this great community space that is available for not-for-profits in the Victor community to use on a gratis basis. It is scheduled through our 1-800 Goodwill contact service that employs people with barriers, many disabilities based and can be used by different community groups. We have one in our Webster store, our Brockport store, our Macedon store and our Geneseo Town Center.

Ms. Zollo – So meeting space then?

Ms. Lake – So meeting space, Girl Scout groups have used it in the past to have a meeting. Again, it is a way for us to be a good neighbor in the community and ensure that if there are unmet needs, there are some senior groups that meet that are more informal, loosely supported with some of the other Towns we're part of. So we are very excited to be able to have this space to do that.

Ms. Zollo – Ok, thank you.

Mr. Logan - I was noticing on your truck turn around schematics, there's a lot of equipment and stockpiling around there. Is the landlord, Wilmorite, able to create enough space for your truck to work through there?

Mr. Hart - Yes, we submitted that plan to Wilmorite and they said they would be able to relocate some of that storage to other areas so we would could have truck turn around.

Mr. Logan – There are some dumpsters and some containers.

Mr. Hart - They said they would clean that area up for us.

Chairman Santoro - Don't they use that for their plants? I think I recall that.

Mr. Hart - Yes, they do. They have plant stores there too. Gerry's here if you can respond.

Mr. Logan - It seems very tight to get semis through there.

Mr. Gerry Battoglia, Director of Tenant Coordination and Construction for Wilmorite - The plants are a seasonal thing. They are grown elsewhere, they are brought in in the spring and they are planted fairly quickly. One of the other things is there is a lot of plow equipment. We can re-arrange some of that stuff so it doesn't interfere with the truck pattern.

Mr. Logan – Ok. Thank you. No other questions.

Mr. Gallina – I would just like to comment that I think this is a good re-use of the facility and it's certainly better to see the old building get used than a new building go up so I think that's all positive. Also, just Heather's comments around the signage, just to confirm that.

Chairman Santoro – We don't have a resolution for you because it's still at the County and they are meeting tomorrow night.

Mr. Hart – Thank you

APPLICATION HELD OVER FROM 12/11 MTG

CHRYSLER/DODGE/RAM/JEEP

6560 Anthony Dr

Appl No 32-SP-18 & 7-SU-18

Owner – 6560 Anthony Drive LLC

Acres – 1.60

Zoned – Commercial/Light Industrial

SBL #28.02-1-49.380

Applicant is requesting approval to utilize the existing Motovate building for a temporary dealership location. The site will be utilized for vehicle service and sales.

Mr. David Cox from Passero Assoc Civil Engineer for the project – When we were here last, some of the remaining comments from the Board was to change the gravel parking area into an asphalt parking area and put a berm along the west side of the property to protect the existing creek and then we had to go before the ZBA to get our approvals for that, which we have obtained. One other change to the plans was the Fire Marshal wanted us to increase the width coming into the property, to make it 24 ft wide and we have made that change as well.

Chairman Santoro asked the public for comments and there were none. Chairman Santoro asked for a motion to close the public hearing.

Motion was made by Al Gallina, seconded by Heather Zollo. The public hearing was closed.

Mr. Logan- There are a couple of spaces in the front of the building. You've got some handicap spaces very close to where you're going to put the berm. I don't see how you get in and out from there. You pull in but there are no turn around spaces.

Mr. Cox – That’s going to be just for vehicles on display.

Mr. Logan – This is right up against the building and I guess that concerns me that you don’t have approval to do that.

Mr. Cox – Because it is just for display vehicles here, they can pull the car out right next to it and then there’s enough room to maneuver around without getting into the berm.

Mr. Logan – Okay and usually the customers are going to (inaudible).

Mr. Gallina, Ms. Zollo and Mr. Seiter had no questions.

RESOLUTION

Motion made by Joe Logan, seconded by Heather Zollo

WHEREAS, the Planning Board made the following findings of fact:

1. A site plan and Special Use application was received on November 6, 2018 by the Secretary of the Planning Board for a Site Plan entitled 6560 Anthony Dr.
2. It is the intent of the applicant to utilize the existing Motovate building for a Chrysler/Dodge/Ram/Jeep dealership location. The site will be utilized for vehicle service and sales. Applicant will be adding pavement for additional parking spaces along with constructing a berm to protect the Great Brook.
3. A public hearing was duly called for and was published in “The Daily Messenger” and whereby all property owners within a minimum of 500’ of the application were notified by U.S. Mail. An “Under Review” sign was posted on the subject parcel as required by Town Code.
4. The Planning Board held a public hearing on December 11, 2018 and January 8, 2019 at which time the public was permitted to speak on their application.
5. The Action is classified as an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations, and the applicant provided Part I of the Short Environmental Assessment Form.
6. The Conservation Board reviewed the project on November 20, 2018 and stated concerns about the Great Brook located on the western boundary of site and suggested the applicant consider constructing a berm adjacent to the stream.
7. The application was referred to the Ontario County Planning Board under Section 239 of the General Municipal Law. On December 12, 2018 the Ontario County Planning Board referred the application back to the referring agency as a Class 2 with comments on December 17,

2018.

WHEREAS, the Town of Victor Planning Board reviewed the Unlisted Action on January 8, 2019 and identified no significant impacts; now, therefore, be it

RESOLVED, that the project, Chrysler/Dodge/Jeep/Ram dealership will not have a significant impact on the environment and that a negative declaration be prepared.

NOW, THEREFORE BE IT RESOLVED that the Site Plan and Special Use application of Victor East Auto Group, Site Plan entitled 6560 Anthony Dr., drawn by Passero Assoc, dated November 2018, received by the Planning Board November 6, 2018, revised and received by the Planning Board December 26, 2018, Planning Board Application No. 32-SP-18 and 7-SU-18, BE APPROVED WITH THE FOLLOWING CONDITIONS:

Conditions to be addressed prior to the chairman's signature on the site plan:

1. That no final signatures will be given on the plans until all legal and engineering fees have been paid as per Fee Reimbursement Local Law adopted November 25, 1996.
2. That the comments in a letter dated December 6, 2018 from LaBella Associates be addressed.
3. That comments from the Fire Marshal dated November 7, 2018 be addressed.
4. That comments from Code Enforcement Officer, dated November 3, 2018 be addressed.
5. That the comments from Ontario County Planning Board dated December 12, 2018 be addressed.
6. That a floodplain development permit be submitted.

Ongoing conditions:

1. That the site plan comply with Town of Victor Design and Construction Standards for Land Development, including Section 4.
2. That no construction or impervious surface shall be within 75 ft of the centerline of the neighboring stream with the exception of the berm as indicated on the approved site plan.
3. Should an underground stream be encountered during construction, the Developer is to address the encroachment and impact to the underground stream to the satisfaction of the Town Engineer.

AND, BE IT FURTHER, RESOLVED, that the Planning Board Secretary distribute the Planning Board's approval letter.

DISCUSSION

Mr. Logan – On #2 on the on-going conditions stating no construction within 75 ft of the center of the stream. Does that include construction of the berm? We’re telling them to put a berm there and I think it’s within the 75 ft.

Chairman Santoro – How close is it going to be?

Mr. Cox – The berm is within 75 ft.

Mr. Logan- I don’t know if this would be an accurate statement.

Mr. Pettee – We should check with Al (Benedict).

Mr. Logan- I can understand if they wanted to build buildings or maintenance but we’re reflecting what we are allowing them to do. What’s going to happen is the Code Enforcement Officer is going to tell them they can’t put the berm there.

Mr. Pettee – I think the code also calls out within 75 ft of the *center line of stream*. I don’t see a definition for construction in the code. We can circle back to the CEO.

After this discussion, #2 was changed to read as stated in the above resolution.

The discussion ended.

Ernie Santoro	Aye
Joe Logan	Aye
Al Gallina	Aye
Heather Zollo	Aye
Rich Seiter	Aye

Motion passed 5 in favor, 0 opposed

APPLICATION HELD OVER FROM 10/10 MTG

CHASE BANK - Valentown Plaza Lot 1

7724 St Rt 96
 Appl No 26-SP-18
 Owner – 46 North Avenue, LLC
 Acres – 1.72
 SBL # 6.02-2-48.000

Applicant is requesting approval to demo existing Uno's building and to construct a 3,640 +/- sf Chase Bank with an ATM drive thru.

Mr. James Cretekos from BME Assoc. – With me tonight is Mr. Rainaldi, the applicant as well as Mr. Doug Elder formally of BME Assoc. Since the last time we were here, the beginning of October for the last PB meeting, there were 3 items that you requested that we provide. Updated architecture; as you can see, we've revised the architecture of the building pretty significantly. It's going to be more compatible with the NY Beer project, the downtown historic district as well as North Face and all the properties within the vicinity of this. We do feel this is much more complimentary and fits in a lot better with the surrounding properties.

One item that I do want to point out with the change to this is we did have to relocate the mechanical equipment on the roof. Before it was hidden behind the parapet wall in the back but now we're proposing to put it behind a screened wall. *Mr. Cretekos shows a picture of the wall referred to.* We still haven't finalized the sizing of those units so that we can actually determine the exact figuration of that screened wall. We'll work through that and get that on the updated site plan that we'll be provided.

Mr. Logan asked Mr. Cretekos to point out where the mechanical equipment would be located.

Mr. Cretekos – This will essentially be in the front, adjacent to where the ATM will be located, the south elevation.

Mr. Logan – So this will be on the southwest corner of the building?

Mr. Cretekos – Yes, this is the primary entrance, the screen wall is going to be around the corner on the ATM side, facing Longhorn. We did receive a request from the Board to provide the elevations of the ATM and we did that with this submission. We also felt that we would do the rendering here just to show the detail.

The last request from the Board members was for us to complete a parking utilization study. That was completed by Bergmann Assoc. The parking counts along the property were reviewed the second weekend of October for Friday and Saturday night during the peak hours. Basically the peak hours for the restaurant were between 6:00 – 7:00. The study through Bergmann shows that when the plaza is fully constructed we should have sufficient parking with what we have proposed on the site.

Since we did the resubmission, we also received another set of comments from some of the Town Consultants (Labella, Code Enforcement Officer, Landscape). We have provided responses to those which you should have in front of you. One of the comments from LaBella was regarding the architecture and we've addressed that with the updated elevations and renderings.

There were also some discussions on the entrance onto High Street that we've discussed before with the Fire Marshal requesting some additional access into the site. We submitted a flexible bollard with the application that we would be looking to install within this curb island. If they are hit by vehicles, they basically fall down and then bounce back up so they could swing in as wide as they want without causing any sort of damage.

Mr. Fred Rainaldi – In that regards because we know that's a sensitive topic, that specific piece of technology is if they are hit from any direction, it provides any and all approach flexibility in the event of an emergency.

Mr. Cretekos – Also to touch on one of the other items that the Fire Marshal requested of us. We have been in contact with the DOT regarding the Rt 96 entrance. We did follow up with them last Friday with Greg Trost who is the Regional Traffic Engineer and their preference is to leave that curb island in the 96 corridor as is. They have concerns about vehicles trying to make a left hand turn onto Rt 96, going the wrong way on 96. They feel that the curb really deters motorists from doing that. There may be some other alternatives we can look at but at this point without further reason, we feel the fire access is sufficient from the High Street entrance with modifications as well as the other entrance on High Street at the signalized intersection.

The Code Enforcement Officer provided other comments and one of the comments was a request for an updated lighting plan. When we submitted our original lighting plan, we didn't provide photometrics. There were 2 light poles that were approved with the NY Beer Project in this landscaped island so with the revised plans, we'll provide the photometrics so you can do a complete review of the lighting implications on this site specifically.

The other comments that we received regarding parking on the site, again Code Enforcement reviewed that there was adequate parking based on the study that we provided. The other comments received were from the Landscape Consultant. These are pretty minor, in my opinion, just some selection of materials which we will obviously address in the comment letter.

Besides that, the only other comment that I would like to point out is that for this lot specifically there's only 19 parking spaces required and we're providing over 4 times that. So again, we believe this site is more than sufficient and in compliance with the code.

That pretty much summarizes the updates from the last meeting. If you have any questions, we'll be happy to answer them.

Mr. Seiter had no comments.

Ms. Zollo – The architecture is much improved. The only minor item that I might recommend is on the south elevation. You have some beams on some of the elevations, maybe put one across on the south elevation. Other than that, it's much improved.

Mr. Rainaldi – The one thing that I will say and it's rare in our business, Chase and TGR Architects welcomed us into their offices in Manhattan and on two separate occasions I went down there and they had investigated our markets so specifically they had virtually every building that was built in the last 15 years in the Town of Victor. They had photos actually in the hallways, they took your comments very seriously. In that same design office with other famous designs was our building.

Mr. Logan – I echo the architectural comments, I think you did a beautiful job and appreciate you listening to us. The only comment that I might have is the color of the ATM is the same color as the McDonald's ordering station. Is there any way to tone that down with bronze or something that would just have the logos on it?

Mr. Rainaldi – The unique thing about this Chase is that it's the first modern Chase branch that has been built in Monroe and Ontario County in 15 years. The only branding that is carried over is the blue.

Mr. Logan – I was looking at that blue, couldn't you have the blue logo on a more subtly or earth tone drive through ATM.

Mr. Rainaldi – We have an awesome team member with us tonight that will carry that message directly back.

Mr. Logan – I appreciate that. Otherwise, it's a beautiful job. You don't see any issues with queuing to the teller.

Mr. Rainaldi – There's just an ATM, there's no teller. If you look at the floorplan, there's almost 2.5 times of meeting rooms and surface area within this bank.

Mr. Logan – Thanks

Mr. Gallina – I also wanted to echo the comments regarding the architect. It's improved dramatically and I think it's a wonderful fit for the other buildings that you've created in that area. The one question that I had was relative to parking. I did look at the total analysis and just wanted to check if my math is correct. It states 29 access spaces across all 3 lots, 19 are required for the bank with 10 surplus on the entire site.

Mr. Cretekos – Correct, the one item that I would like to point out is the peak hours between 6:00 – 7:00 and the Chase Bank is scheduled to close at 6:00. So the parking demand required really doesn't impact the peak loading time for the ---- building or the existing Longhorn. So that's kind of how the parking utilization was.....

Mr. Gallina -Again, I think it's fair to say also that this site will be, assuming the success that you're going to have there, it will be a very tight fit on that site in the evening hours would be my guess but it looks like it will work.

Mr. Rainaldi – We're also very excited that I'll be announcing the balance of the tenants and I will not be introducing any additional food or hospitality. All the balance of the tenants are non-food, low density.

Mr. Logan asked when the NY Beer Project would be opening. Mr. Rainaldi stated they were looking at the second week of February. Mr. Logan stated it was a beautiful building.

Mr. Martin Snyder, part owner of the residential lot immediately southeast of the Valentown Plaza development on High Street - I continue to have significant concerns regarding the parking between these 3 lots on this development. I reviewed the most recent site plan for the development that was submitted by the applicant on December 11th, also the Code Enforcement Officer comments submitted on January 3, 2019. Based on the recommendations of the Code Enforcement Officer, the bank will require 19 spaces, Longhorn requires 102 and the Brewery as it stands right now, 273 and beyond that he does acknowledge that after 10,000 sf of retail space that use has not been determined but it sounds like it's in the works. That brings parking to 394 spaces along with the additional --- that hasn't even been factored into that sum. Now you submitted a site plan for 331 parking spaces that puts it at a deficit of about 63 spaces based on

the proposed use of the lots. That's also below the 347 that the Planning Board approved in a resolution back on April 8, 2014, as we all know this has been going on for a long time between these 2 lots.

I'd also like to run by the Board that the Town Code requires the parking spaces must be provided for both the immediate and future needs of the site, that's in Section 211-32 of Town Code. What if Lot 1 where the bank is going, what if that reverts back to a restaurant type use in the future as it had been as recently as about a year ago that we're going to a lack of spaces. Again, we're making the assumption that this is going to be a bank and stay open M-F during daytime business hours.

Chairman Santoro – If there is another use for it, they have to come back for approval.

Mr. Snyder – What I have to say beyond that is the lot is built out. We have a bank where it's very limited and I think we're not going to have any other options. We'll have that bank there if hopefully, they don't choose to move out. I'm concerned that if we go back to a different use of that lot which we have in the past 12 months, then we have some big problems. As it stands right now, we're short. So I'd like to recommend the Planning Board deny the action of the Chase Bank based on the fact that the parking cannot be adequately addressed between these 3 lots. The numbers don't add up.

Chairman Santoro - We have an opinion of code enforcement that it should work.

Mr. Snyder – Right, but he stated that 394 spaces are needed between all the uses of the 3 lots that have been defined.

Chairman Santoro - He said 3 separate lots.

Mr. Snyder – Right, but the study was done on all three lots. I understand that we are here to discuss Lot 1 tonight but this gastro pub, this is huge. It needs a lot of spaces.

Chairman Santoro – Well if the Uno's was still there, then what, we would have a worse problem.

Mr. Snyder – We would have a big problem and that's what I'm concerned about.

Chairman Santoro - It won't be that. There will be less use.

Mr. Snyder – But as section 211.32 of Town Code states we need to consider the future needs of this site, it is in Town Code. That's my concern in a sense what we are here tonight is to stick to Town Code and what Town Code says and that is not being addressed. I have a big concern about that.

Mr. Pettee - I understand your concern and it makes sense to me. Unfortunately, I am not an attorney, just representing the Town Engineer in providing some planning advice. Because what we have in front of us tonight is the site plan application for the bank alone. Because that bank is compliant with Town Code with regard to parking, if there is a parking issue, if that site in

general, all 3 lots, is underserved for some reason then I don't believe this site plan application is the forum for that. I think that is something that needs to be taken to the Town Code Enforcement office (OK) to look at separately and resolve the issue with the major tenant, which probably isn't the correct term, I'm thinking about the NY Beer Project. I'm thinking that if that is the straw that breaks the camel's back, so to speak, we need to do that outside of the site plan review for this one lot. (OK)

Mr. Logan - One of the things that made the Chase application particularly positive, I think in my mind for sure and maybe with Board members, is that it is a very low intensity use for what, as Wes said, would otherwise have been another food establishment and future use. Fred understands this and is committing to not be able to expand this building or change the use of it significantly in the future. So if Chase for some reason leaves, it would be a good opportunity for another bank but not Uno's or not another restaurant establishment or entertainment facility. It will be limited down the road from developing it any differently for the low impact use that is provided by Chase. I think, James (Cretoko) may have said this, the bank hours are different than the peak hours of the restaurant establishment. We also take that into consideration as we are reviewing the code how appropriate it is or not for a particular application to move forward. We looked at this, I think, as a positive thing, a very low use, low impact facility coming into this site which would have otherwise been very crowded with successful Uno's for instance.

Mr. Snyder - I appreciate that and I wish we could have been here from the start of it, from Lot 3. The problem was when the site plan was issued for Lot 3 the neighborhood lots were not delineated correctly. Our name was not on there, we did not receive any notice, our notice was past the fact, but that's the reason why I am trying to get this addressed today. It's water under the bridge unfortunately.

Mr. Logan - I certainly understand where you are coming from and appreciate the comments and input, on parking challenges here. One of the things about all of our different studies whether it's the road network or for things like that is we do try to take into account what impacts some of these applications have on this and we have been very pro-active about how we address them with many of the applications we've seen. ... the 96 corridor as Wes alluded to in the beginning of the meeting we are trying to enact improvements that the Town can lead to that.

Mr. Snyder - I appreciate it, I trust that the parking will work out fine. Thank you.

Mr. Logan - All right. Thank you.

Chairman Santoro - Anybody else have any questions or comments? If we didn't close the public hearing before I entertain a motion to close the public hearing.

Motion to close the public hearing was made by Joe Logan, seconded by Rich Seiter. The public hearing was closed.

RESOLUTION

Motion made by Al Gallina, seconded by Joe Logan

WHEREAS, the Planning Board made the following findings of fact:

1. A site plan application was received on September 5, 2018 by the Secretary of the Planning Board entitled Valentown Plaza Lot 1-Chase Bank.
2. Applicant is requesting approval to demo existing Uno's bldg and to construct a 3,640 +/- sf Chase Bank with an ATM drive thru.
3. A public hearing was duly called for and was published in "The Daily Messenger" and whereby all property owners within a minimum of 500' of the application were notified by U.S. Mail. An "Under Review" sign was posted on the subject parcel as required by Town Code.
4. The Planning Board held a public hearing on October 10, 2018 and January 8, 2019 at which time the public was permitted to speak on their application.
7. The Action is classified as an Unlisted Action pursuant to Section 8 of the New York State Environmental Quality Review Act Regulations, and the applicant provided Part I of the Short Environmental Assessment Form.
8. The application was referred to the Ontario County Planning Board under Section 239 of the General Municipal Law. On October 12, 2018 Ontario County Planning Board referred the application back to the referring agency as a Class 1 with comments.
9. The State DOT reviewed the site plan and engineer's report September 14, 2018 and as there are no additional traffic and no changes within the right of way, they have no comments or concerns.
10. Zaretsky and Assoc reviewed the landscape plan September 14, 2018 and as long as storm water drainage is accounted for and there are no rain gardens planned, they have no comments at this time.
11. Clark Patterson Lee reviewed the application September 19, 2018 and have no comments to be addressed.
12. There was a Coordinated Fire Service Site Plan Review completed on December 12, 2018 and there are no further comments at this time.
13. Town of Victor Highway Department completed their review on October 4, 2018 and have no further comments at this time.

WHEREAS, the Town of Victor Planning Board reviewed the Unlisted Action on January 8, 2019 and identified no significant impacts; now, therefore, be it

RESOLVED, that the project, Valentown Plaza Lot 1-Chase Bank will not have a significant impact on the environment and that a negative declaration be prepared.

NOW, THEREFORE BE IT RESOLVED that the application of 46 North Avenue, LLC, Site Plan entitled Valentown Plaza Lot 1, drawn by BME Assoc, dated September 2018, received by the Planning Board September 5, 2018, revised December 10, 2018 received by the Planning Board December 11, 2018, Planning Board Application No. 26-SP-18, BE APPROVED WITH THE FOLLOWING CONDITIONS:

Conditions to be addressed prior to the chairman's signature on the site plan:

1. That no final signatures will be given on the plans until all legal and engineering fees have been paid as per Fee Reimbursement Local Law adopted November 25, 1996.
2. That the comments in a letter dated December 28, 2018 from LaBella Associates be addressed.
3. That the comments in a letter dated December 31, 2018 from LaBella Associates architectural review be addressed.
4. That comments from Code Enforcement Officer dated September 27, 2018 be addressed.
5. That comments from Town of Farmington DPW dated September 15, 2018 be addressed.
6. That all lighting utilized shall be code compliant and approved by the Building Dept.

Ongoing conditions:

1. That the site plan comply with Town of Victor Design and Construction Standards for Land Development, including Section 4.
2. Should an underground stream be encountered during construction, the Developer is to address the encroachment and impact to the underground stream to the satisfaction of the Town Engineer.
3. The building design plan shall be consistent with the architectural details as shown on the colored elevations, entitled Victor-7724 Victor Pittsford Road, Drawing SK-001 drawn by TPG Architecture dated December 10, 2018 received by the Planning Board December 11, 2018.
4. That at the request of the Building Dept., a pre-construction meeting shall be held prior to the start of construction.

AND, BE IT FURTHER, RESOLVED, that the Planning Board Secretary distribute the Planning Board's approval letter.

Ernie Santoro	Aye
Joe Logan	Aye
Heather Zollo	Aye
Al Gallina	Aye
Rich Seiter	Aye

Approved 5 Ayes, 0 Nays

Chairman Santoro – While we're on this subject, Wes if you could tell them a little bit about the pump station.

Mr. Pettee – At this particular project site, in the southeast corner along High Street, there is a pump station that will be replaced as part of the Town's Auburn Trail sanitary sewer project although this is well off of the Auburn Trail. This pump station will be replaced. The project as Supervisor Marren said at the beginning of the meeting, the project did go out to bid in late December 2018 and the current pump station on this parcel would be relocated slightly west and slightly north, about 50 to 75 ft from where it is now. It would be a fully enclosed and insulated structure to provide better protection from weather and also provide easier maintenance for those individuals that would be maintaining it.

Chairman Santoro – So it will be further away from the residents than it is now.

Mr. Pettee – Yes, it will be a little bit further away from the residents compared to where it is now and it would likely be quite a bit less noisy because it will be an independent fully enclosed structure.

Ms. Zollo – So will it be closer to the Auburn Creek that runs there?

Mr. Pettee – No, it will actually be further away from the creek.

Ms. Zollo – I'm trying to picture it because it's a wooded ravine. And, we did notice that pretty much every time we drive by there, there's a truck there working on it.

Mr. Pettee – So that station is pretty much right at capacity and there's been concerns about the capacity of this particular pump station which is why it's being replaced and also its run its life cycle as well.

Chairman Santoro – Thanks Wes.

Mr. Rainaldi to Mr. Pettee – At the creek, I think that you were with my father, we confirmed that no interruption will be made to the entry to the Seneca Trail.

Mr. Pettee – That's true. So where the Seneca Trail which is kind of a connector trail that comes out on this little service road that parallels High Street, the new pump station will be located right

where that trail comes out of the woods. As part of our design, we've proposed the relocation of that trail, just slightly up hill so that it would not be blocking pedestrian access.

The discussion ended.

LEAD AGENCY COORDINATION

WOODS AT VALENTOWN – Lead Agency Coordination

High Point Drive

Appl No 35-SP-18

Owner – Woods at Valentown, LLC

Acreage – 56.87

Zoned – Planned Development District

Applicant is requesting approval to construct 288 for rent apartments within 12 buildings on 56.87 acres. The project will consist of underground parking and the buildings will be 3 stories for a maximum height of 48 ft. This is the first step in the process, requesting the Planning Board be Lead Agency.

There wasn't any discussion on this first step of the project as it was only declaring the intent of the Planning Board to be Lead Agency for this project.

RESOLUTION

On motion made by Joe Logan, seconded by Al Gallina

WHEREAS, on December 5, 2018, the Secretary of the Planning Board received a site plan application entitled Woods @ Valentown located on High Point Drive

WHEREAS, it is the intent of the applicant to develop 288 residential apartment units within 12 buildings on approximately 56.87 acres as part of the High Point Business Park Planned District; and,

WHEREAS, the application is a Type I Action under State Environmental Quality Review Act; and,

WHEREAS, the Town of Victor Planning Board intends to proceed with a coordinated review and a lead agency must be established prior to determination of significance; now, therefore, be it

RESOLVED, that the Town of Victor Planning Board declares its intent to act as lead agency and directs the Planning Board Secretary to mail the EAF, with Part 1 completed by the project sponsor, and a copy of the site plan application to all identified involved and interested agencies, notifying them that a lead agency must be agreed upon within 30 calendar days of the date that the Environmental Assessment Form (EAF) was mailed to them expressing the Town Planning

Board's intent to act as lead agency. Notification will be sent to the NYS DEC and Monroe County Water Authority. The Ontario County Planning Department, Town Highway, and Town of Farmington Water & Sewer Department will also be notified of the pending application as interested agencies.

Ernie Santoro	Aye
Joe Logan	Aye
Heather Zollo	Aye
Al Gallina	Aye
Rich Seiter	Aye

Approved 5 Ayes, 0 Nays

Mr. Joe Woodard from 7050 County Road 41 - This is not related to anything about what's been going on here this evening. But what's been going on in Farmington with the solar farm. What is the Planning Board's view on the solar farm?

Chairman Santoro – Funny you should ask that. We just had a presentation at our last meeting about the new solar Code that is before the Town Board right now. So that's in the works.

Mr. Woodard – That's what I wanted to find out. I've been sitting here listening because we have a lot of open fields southwest of town and if the power company does get approval for Farmington, are they going to come into Victor?

Chairman Santoro – They can try but they have to be approved before they come in. They may have to wait for the new code.

Mr. Logan – Is there a current moratorium for that because of this new code being generated?

Ms. Kinsella – I believe the Town Board adopted the solar code.

Chairman Santoro – Ok, so we have a solar Code.

Mr. Woodard – Okay, thanks, that's what I wanted to find out.

Mr. Logan wanted to know if the code was on line to review. Ms. Kinsella stated once it comes back from the state it will be available on line. Mr. Logan stated that Mr. Woodard could call Ms. Kinsella to ask when it would be available.

Motion was made by Heather Zollo seconded by Rich Seiter RESOLVED the meeting was adjourned at 8:27 PM.