

**HENRIETTA PLANNING BOARD
PUBLIC HEARING
AUGUST 14, 2007**

MEMBERS PRESENT

Peter Minotti, Chairman
James Grunert
Stephen R. MacIntyre
Lawrence Neill
Devon Van Vechten, Vice Chairman

MEMBERS ABSENT

M. Rick Page

STAFF PRESENT

William Walker, Esquire
Mark Byrne, Director of Engineering & Planning
Jeffrie Wilkinson, Fire Marshal/Building Inspector
Christopher Martin, Corneles Engineering
Patricia Shaffer, Town Clerk

PETER MINOTTI, CHAIRMAN

A Public Hearing is being held before the Henrietta Planning Board today, Tuesday, August 14, at 7:30 p.m. in the main meeting room, 475 Calkins Road, Henrietta, New York 14467 to hear all persons with regard to the following Application: Application No. PB-283, Southern View Estates - For preliminary approval for an 8 lot subdivision on approximately 25.8 acres of land located on the north side of Rush Henrietta Town Line Road between I-390 and Middle Road in a Rural Residential RR-2 Zoned District. This Public Hearing is being held so that you, the general public, can present your opinions to the Henrietta Planning Board regarding subdivision concerns, specifically limited to trees, the lots themselves, open space, the infrastructure, utilities, sidewalks, and flood prone areas. Members of the Board may or may not ask questions at this meeting as we will review these projects during our regular work session on September 11, 2007. Who do we have this evening representing Application No. PB-283?

DAVE MATT, SCHULTZ ASSOCIATES

My name is Dave Matt. I'm with Schultz Associates.

PETER MINOTTI, CHAIRMAN

Good evening.

DAVE MATT, SCHULTZ ASSOCIATES

What we're proposing is an 8 lot subdivision, on Rush-Henrietta Town Line Road called Southern View Estates. We'll have a dedicated road that will service five (5) lots with a cul-de-sac, and off of the cul-de-sac, we're proposing a private drive, that will service three (3) more lots in the north section of the property. We have about twenty-six (26) acres, and the lots will range between 1.2 acres, down to about 8.6 acres. With 8.6 acres

being lot eight (8), it will encompass the wetlands, the pond, and the majority of the open space. We are proposing to extend the watermain. It'll go through the dedicated road, up

the private drive, the last fire hydrant will be within five hundred (500) feet of the old houses on that north end there. We talked to the Water Authority about it, and they're okay with having a watermain in the easement of that private drive right there. So as the septic systems go, we tested with the Monroe County Health Department, and found ten (10) to thirty (30) minute percolation rates. Mostly gravily, sandy, and silt soils. (*mic problems*) Our drainage goes down the hill as it currently sets. What we're proposing to

do is create swails that'll direct all the drainage around the houses to lot line swails, that will end up at the road side, which will catch in catch basins, which will then be directed towards the pond we have here. It's approximately a one (1) acre pond. It's a nice large pond for everyone to enjoy. It's part of the public access. We're proposing to put a concrete sidewalk in along the south side of the dedicated road. It'll go around to the north edge of the pond, where we're proposing a public sitting area, and put some benches, maybe a gazebo or something in there. Then we'll have a stone gravel trail that'll lead to the north where the Town owns land for Martin Road Park south. We're also

proposing a Conservation area, which will cover the existing State and Federal wetlands, while the one hundred (100) foot buffer associated with that, and a forty (40) foot strip along the east, north, and west side of this property to be in a Conservation easement, so it'll overgrow forty (40) feet. It'll be a nice wide buffer for those three (3) sides. And then there's also two existing houses near lot one where we're going to add twenty (20) feet of that Conservation area to the south side of lot one to create an additional buffer for them also. The proposed homes in this area will be in the two hundred fifty (\$250,000) to three hundred (\$300,000) thousand dollar range. After that if there's questions about this?

PETER MINOTTI, CHAIRMAN

Thank you. Is there anyone here from the public that would like to speak this evening, or ask questions, or address this Application? (*Pause - no response*) Alright, if there isn't anyone from the public, members of the Board, Mr. Neill?

LAWRENCE NEILL

Thank you, Mr. Chairman. Could you explain a little bit about Rachel Way, and what that actually is going to be? If you describe it as a private drive, how wide is it going to be, how long is it going to be?

DAVE MATT, SCHULTZ ASSOCIATES

It will be about five hundred and thirty (530) feet long, with an emergency access turn

around at the end of it. It'll be fifteen (15) feet wide, it'll be essentially a beefed up driveway to service three (3) lots.

LAWRENCE NEILL

Three homes would have use of that part?

DAVE MATT, SCHULTZ ASSOCIATES

They'll be a cross access and utility easement over that area. All their utilities will go up along that roadway, and they'll all have shared access of that portion of the driveway.

LAWRENCE NEILL

And the Town wouldn't be responsible for plowing?

DAVE MATT, SCHULTZ ASSOCIATES

No, that'll be incorporated in a homeowner's association with the three (3) lots. Where they all share all the duties associated with owning the driveway.

LAWRENCE NEILL

Could you explain what you mean by open space? On your plans you have it identified a couple different places.

DAVE MATT, SCHULTZ ASSOCIATES

As we have it on the plan, open space is essentially "not yard". It'll grow into a meadow, tall grasses, pretty much be an open field.

LAWRENCE NEILL

Who owns it?

DAVE MATT, SCHULTZ ASSOCIATES

The individual lots.

LAWRENCE NEILL

I think I see it outside of lots, I'm not sure? I've got this place here as an open space, this is open space, it doesn't look like it's confined to a lot? (*Referencing a map*)

DAVE MATT, SCHULTZ ASSOCIATES

The dark lines here will be the lots, and then this area will be an open space easement area if you will, where this will be his lawn, with his house situated, and this will all be open space.

LAWRENCE NEILL

Then it's going to be his property?

DAVE MATT, SCHULTZ ASSOCIATES

Yes.

LAWRENCE NEILL

Okay.

DAVE MATT, SCHULTZ ASSOCIATES

They'll own it still but he won't have an eight (8) acre yard of lawn that he mows everyday.

LAWRENCE NEILL

And it's not part of the homeowner's association?

DAVE MATT, SCHULTZ ASSOCIATES

No.

LAWRENCE NEILL

That area, the open space.

DAVE MATT, SCHULTZ ASSOCIATES

It'll be controlled by the homeowner's association in that they'll be something in there saying, this is not for your normal grass yard, leave it open.

LAWRENCE NEILL

Thank you, Mr. Chairman.

PETER MINOTTI, CHAIRMAN

Thank you, Mr. Neill. Mr. MacIntyre?

STEPHEN MACINTYRE

No questions at this time, Mr. Chairman.

PETER MINOTTI, CHAIRMAN

Thank you. Mr. Grunert?

JAMES GRUNERT

No questions, thank you.

PETER MINOTTI, CHAIRMAN

Thank you. Mr. Van Vechten? Members of the staff? Mr. Walker?

CHRISTOPHER WALKER

No, thank you.

PETER MINOTTI, CHAIRMAN

Alright, there are no more comments regarding this Application, I therefore close the Public Hearing. The Planning Board will now adjourn the Public Hearing of tonight's meeting.

The Public Hearing adjourned at 7:35 P.M.

Respectfully submitted,

Leann C. Long
Deputy Town Clerk