

A regular meeting of the Village of Victor Planning Board was held on Wednesday, January 25, 2023, at the Village Hall, 60 East Main Street.

MEMBERS PRESENT: Chairperson Meg CHaides
Vice Chairperson Peter Kowal
Member Charles Criss
Member Steven Van Dyke
Member Jeffrey Swan
Planning Clerk Roseanne Turner-Adams

OTHERS PRESENT: Bob Kelly, Adam Proctor, Randy Bebout, Wyatt Benza

Meeting called to order at 7:00 PM by Chairperson CHaides.

Salute to the flag.

Resolution #01-23PB
Acceptance of Minutes

On a motion made by Charles Criss, seconded by Peter Kowal, the following resolution was ADOPTED 5 AYES 0 NAYS

Resolved, to accept the minutes dated December 21, 2022.

Victor Landing Apartments-47 East Street
Site Plan Concept

Mr. Randy Bebout stated that he is from Bohler Engineering and with him is Adam Proctor of 47 East Street, LLC. Mr. Bebout explained that this project was reviewed by this Planning Board a year and a half or two years ago and the preliminary site plan was approved but the necessary variance from the Zoning Board of Appeals to eliminate the requirement for covered parking was denied which killed the project at that point in time. Mr. Bebout stated that the applicant decided to come back with a similar plan but with a different unit type that provided garages so that they would meet the 50% covered parking requirement. Mr. Bohler showed the original plan and compared it to the new plan. Mr. Bebout explained that the original plan included 70 units and the new plan proposes 55 units. Mr. Bebout explained that the geometry of the site and roadwork is essentially the same, but they have made some minor adjustments.

Mr. Bebout showed the drawings of the proposed market-rate apartments and explained that they are similar to a townhouse type arrangement because the tenant would get the upstairs and downstairs. Mr. Bebout stated that the proposed (11) buildings would have five (5) units each and that there would be a separate office/maintenance building.

Mr. Bebout stated that they have received all of the comments from the Village Engineer, Village DPW, Code Enforcement Officer, Fire Department and Tree Board and will address all of their comments with their next submission.

Mr. Bebout stated that they will be going to the scheduled Ontario County Planning Board meeting February 8th.

Ms. CHaides asked Mr. Bebout if he will be revising the SEQR. Mr. Bebout explained that they included that with the application. Ms. CHaides stated that the Village Engineer commented that the SEQR documents should be revised to address the site changes.

Mr. Bebout stated that the existing trail crosses onto the property so they will modify that lot line and deed a triangle shaped portion of land to the Village so that the trail is on the Village property.

Mr. Kowal asked Mr. Bebout if the entrance and exit to the apartments will be off East Street same as Great Brook Apartments. Mr. Bebout stated "yes" one access point off East Street that aligns with the existing roadway. Ms. CHaides asked if there is a way of getting out besides East Street. Mr. Proctor explained that East Street is the only access point.

Ms. CHaides asked if there is an emergency gate between Great Brook Apartments and the proposed Victor Landing Apartments. Mr. Bebout explained that the plans do show an emergency connection gate in the back but that it is their preference to remove that connection from the plans. Ms. CHaides stated that the Fire Marshal asked how the gate would remain accessible in all seasons and how the Fire Department would access the gate and if it would be openable with a Knox Box Key. Mr. Bebout explained that the gate will be removed from the plans, so it is not applicable.

Mr. Kowal asked if there will be additional parking spaces besides the garage. Mr. Proctor explained that there will be a space in front of each garage as well as additional overflow parking in two locations.

Mr. Kowal asked Mr. Bebout where snow will be placed during the winter. Ms. CHaides stated that one of the Fire Marshal comments was to show on the drawing where snow removal spoil piles will be located. Mr. Bebout stated that they will show it on the next set of drawings.

Mr. Kowal asked if there will be a playground. Mr. Bebout answered "no."

Discussion regarding playgrounds and office hours

Mr. Swan asked what the market-rate rent is for the proposed apartments. Mr. Proctor

explained that he is unsure at this time but imagines that it will be between \$1,700-\$2,000 per month.

Discussion regarding the differences between Great Brook Apartments and the proposed Victor Landing Apartments.

Ms. CHaides stated that it is a requirement that there be a public hearing. Ms. CHaides stated that the proposal will be reviewed at the County in February so the public hearing will be on the agenda once all comments from the Village Engineer, DPW, Code Enforcement, Tree Board, OCPB and Fire Marshal are addressed and the plans are revised.

Mr. Swan stated that the applicant seems to have all the answers to the comments but he doesn't see a copy of the answers. Mr. Bebout stated that they have not written formal responses to the comments yet. Ms. CHaides stated that all comments need to be addressed prior to the next Planning Board review.

Discussion regarding the SEQR application.

Mr. Kowal asked how many bedrooms each apartment will have. Mr. Proctor stated that there will be two (2) bedrooms in each apartment. Mr. Swan stated that the plans that were submitted show three (3) bedrooms, a master and two (2) bedrooms in the back and are labeled Creekwood Townhomes. Mr. Proctor apologized and explained that the architect sent the wrong files but that it shows the correct elevation. Mr. Proctor stated that he will get the correct files to the Planning Board with the next submission.

Mr. Swan stated that since the wrong plans were submitted, asked if the apartments will have basements or be slab on grade. Mr. Proctor stated that the proposed apartments will be slab on grade. Mr. Kowal stated that the applicant may want to let the Ontario County Planning Board know that they submitted the wrong drawings in error.

Ms. CHaides stated that once revisions to the plans are received that address the comments from the Village Engineer, DPW, Code Enforcement, Tree Board and Fire Marshal a public hearing will be scheduled.

Resolution #02-23PB
Victor Landing Apartments-47 East Street
Site Plan Concept

On a motion made by Steven Van Dyke, seconded by Charles Criss, the following resolution was ADOPTED 5 AYES 0 NAYS

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

1. An application was received December 21, 2022, by the Secretary of the Planning Board for a concept site plan for Victor Landing Apartments at 47 East Street.
2. The applicant proposes to construct a (55) unit apartment complex consisting of (11) individual buildings in addition to a separate office/maintenance building along with internal private utilities, storm water mitigation areas, roadways, overflow parking, dumpster enclosures, monument sign, site lighting and landscaping. Each apartment building will have 5, 2-story units with a single-car garage with an additional parking space in front of each garage. An additional (19) overflow parking spaces are proposed adjacent to the main loop road in addition to (5) spaces for the office. As part of the project, the applicant will convey a small triangle of land in the southeast corner to the Village to allow for the trailway to be on Village lands and not private lands, as it is currently. The parcel is approx. 8.767 acres with frontage on East Street and is zoned R-3 multiple resident zoning district.
3. The applicant presented to the Planning Board a rendering of the proposed preliminary site plan. Rendering is now on file.
4. The application was referred to the Ontario County Planning Board on January 5, 2023 and will be reviewed by them on February 8, 2023.
5. The applicant will make revisions to the site plan to address all requirements the Village Engineer, DPW, Code Enforcement, Tree Board and Fire Marshal and return to the Village of Victor Planning Board for a public hearing.

NOW, THEREFORE BE IT RESOLVED that the application of 47 East Street, LLC for a concept site plan for Victor Landing Apartments at 47 East Street, **BE APPROVED** with the following conditions:

1. That the applicant will comply with all requirements of the Village Engineer, DPW, Code Enforcement, Tree Board and Fire Marshal.
2. That the applicant revise the plans and submit them to the Planning Board prior to the public hearing being scheduled.

ADJOURNMENT Meeting adjourned on a motion at 7:35 pm

Roseanne Turner-Adams, Planning Clerk