

A regular meeting of the Village of Victor Planning Board was held on Wednesday, February 22, 2023, at the Village Hall, 60 East Main Street.

MEMBERS PRESENT: Chairperson Meg CHaides
Vice Chairperson Peter Kowal (*arrived at 7:32pm*)
Member Charles Criss
Member Jeffrey Swan
Planning Clerk Roseanne Turner-Adams

MEMBERS ABSENT: Member Steven Van Dyke

OTHERS PRESENT: Todd Smith, Bob Kelly, Sean McAdoo, Linda Tice, Jason Shelton, Jim Soltys, Vince Pettrone, Tim McGuinness, David Hanlon, John Holden, Brendon Crossing, Al Turner, Doug Templeton, Matt Tomlinson

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

Salute to the flag.

Resolution #03-23PB
Acceptance of Minutes

On a motion made by Charles Criss, seconded by Jeff Swan, the following resolution was ADOPTED 3 AYES 0 NAYS

Resolved, to accept the minutes dated January 25, 2023.

Victor Fire Dept., Inc.- 84 Maple Avenue
Special Use Permit

Mr. Sean McAdoo stated that he is here on behalf of Victor Fire Department Inc. along with President Linda Tice, and Vice President Jason Shelton. Mr. McAdoo explained that Victor Fire Department Inc. is an independent 501c3 corporation composed of the volunteer members of the Victor Fire Department and is independent from the fire district. Mr. McAdoo stated that the firefighters are automatic members of the incorporation, and that Victor Fire Department Inc. owns the fireman's field at 84 Maple Ave and the original fire house at 5 West Main Street.

Mr. McAdoo explained that they purchased the property at 84 Maple Ave. in 1977 to use as a Fireman's Field for training, recreational and carnival uses and secured a variance for those uses before they purchased the property. Mr. McAdoo stated that they do not hold carnivals anymore but did have a music festival from 2015-2018. Mr. McAdoo explained that the field is primarily used for training on Monday nights and Saturdays and for the general benefit of the volunteers for picnics or special events. Mr. McAdoo

stated that over time the Town and Village have used the site for parking, fireworks and special events as well as shuttle parking for Ganondagan festivals. Mr. McAdoo stated that it is occasionally rented to private individuals and not-for-profits for events such as a class reunion or private party and has been used by a softball league and little league for games.

Mr. McAdoo stated that there are no real resources there other than the land and there is water but no sewer or bathrooms.

Mr. McAdoo explained that Victor Fire Department Inc. has owned 5 West Main Street since 2004 which is the original Firehouse built in 1910. Mr. McAdoo stated that it is used to store the Buffalo (1931 Fire Truck) and has a lounge upstairs for the firefighters to hang out. Mr. McAdoo stated that circumstances require them to relocate the items and uses from 5 West Main Street. Mr. McAdoo explained that the responsibilities of caring for a historic building like 5 West Main St. is more than they can take on. Mr. McAdoo stated that they will be going down the path of selling the building. Mr. McAdoo stated that the logical thing, since they own Fireman's Field, would be to add a building to duplicate the 5 West Main space so that the Buffalo can be housed there along with memorabilia and to have a place where members can hang out. Mr. McAdoo stated that they approached the Zoning Board of Appeals for an interpretation to see whether the existing variance would allow a new building at Fireman's Field, and they determined that it would need a new variance and the Zoning Board also questioned whether the use of the property right now is even in compliance with the laws. Mr. McAdoo stated that they would not meet the burden of proof to obtain a use variance. Mr. McAdoo explained that they want to be in compliance with the laws and have decided to go forth with obtaining a special use permit.

Mr. McAdoo stated that they do not yet have a site plan, but their concept is for a small one-story building less than the height of the existing barn situated on the west side of the lot which would have a kitchenette, a main room which would hold 40-50 people, bathrooms and a place for the Buffalo and historical displays. Mr. McAdoo explained that their idea is to install a wall of glass so guests could look at the truck and the associated memorabilia.

Mr. McAdoo explained that they are at the concept stage at this point and want to make sure that this is something that they can pursue before going that far. Mr. McAdoo explained that with this approval they want to continue to use the property as they do now for training, recreation and community use and government sponsored events. Mr. McAdoo stated that other than that they want to bring the elements of 5 West Main to 84 Maple Ave.

Chairperson CHaides read the legal notice into the record:

“A public hearing will be held before the Village of Victor Planning Board on Wednesday February 22, 2023, at 7:00 p.m., in the Village Hall, 60 East Main Street, Victor, New York, to consider:

1.) The application of Victor Fire Department, Inc, for a Special Use Permit. The property is located at, 84 Maple Ave. The applicant is seeking approval for the operation of the Firemen’s field as a limited access historical site and limited use recreational area with proposed future buildings. The parcel is located in the R-1 One Family Residential zoning district.

Meg CHaides
Village of Victor Planning Board”

On a motion by Charles Criss and seconded by Jeff Swan, Ms. CHaides opened the Public Hearing

John Holden-172 Maple Ave.

Mr. Holden stated that he appreciated the notice that he received from the Fire Department, and in that notice, they mentioned buildings rather than one building. Mr. Holden explained that he and his Wife attended an open house about a month ago and they talked about one building to house the Buffalo and with a place for their volunteer members to go. Mr. Holden stated that he and his Wife do not have any objection to one building to house the Buffalo and he thinks it makes sense but worries about vandalism if there were to be a glass wall. Mr. Holden asked for clarification as to whether the plan is for one building or more than one building. Mr. McAdoo stated that they propose to add one building.

Mr. Holden stated that the other thing that he would like clarification on is recreational use. Mr. Holden explained that R1 prohibits playing fields and if the special use permit is granted would like to know if that would open it up to organized sports and fields. Mr. Holden stated that there are several great parks around to accommodate additional playing fields so he would question the recreational part of that variance. Ms. CHaides explained that they are applying for a special use permit which will have conditions. Mr. Smith stated that the original variance that they received in 1976 says that the field can be used for recreational use. Mr. Holden asked that with this public hearing for the special use permit, would it not affect the existing variance. Mr. Smith stated that he is not sure. Mr. Holden stated that he agrees with the building for the volunteers, but he is concerned that in the future the field may be used for ball diamonds or soccer fields which are clearly not allowed in R1.

Jim Soltys-182 Maple Ave.

Mr. Soltys asked for the exact wording for the special use permit and wants to know how a special use permit could be granted without knowing what the wording is. Mr. Soltys stated that he walked to the meeting and noticed that the existing fire hall has an entire second floor and asked what is up there because it looks big and has five

windows on each side and asked if the Fire Department could have their lounge up there. Mr. McAdoo stated that the existing fire hall is not subject to the Victor Fire Dept. Inc. authority and is the district which does not allow alcohol in the fire house. Mr. Soltys asked if the district would ever allow alcohol there. Mr. McAdoo explained that the district has said no. Mr. Soltys asked when the existing barn on the property was built and asked that for which it is used. Mr. McAdoo explained that it is used for storage for their barbeque, tables and chairs. Mr. Soltys asked if the barn went through the Planning Board process because it just appeared, and he was never notified of it. Mr. McAdoo explained that the previous Code Officer issued a permit for it in 2016.

Discussion regarding possible location for building

Mr. Soltys explained that the property floods every spring. Mr. McAdoo explained that there is a DEC wetland there in the tree line. Mr. Soltys stated that the soil is spongy there and to put a building there seems counter intuitive. Mr. Soltys stated that during the pandemic there were little league and softball games there and the number of people who jumped the fence into his yard for different reasons were more than you would expect. Mr. Soltys stated that he is very against having an organized recreational field in an R1 district.

Ms. CHaides read parts of the code pertaining to special use permits:

- I. Certain uses, not permitted as a matter of right in a zoning district, may be located therein upon the issuance of a special use permit by the Planning Board. The provisions of this subsection shall apply to the issuance of all special use permits.

(1) No special use permit shall be issued, until the Planning Board, after a hearing, determines that:

(a) The use will be in harmony with the general purpose and intent of this chapter, taking into account the location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it and the size of the site with respect to streets giving access thereto.

(b) The use will not tend to depreciate the value of adjacent property, taking into account the possibility of screening or other protective measures.

(c) The use will not create a hazard to health, safety, or general welfare.

(d) The use will not be detrimental to the flow of traffic in the vicinity.

(e) The use will not alter the essential character of the neighborhood nor be detrimental to the residents thereof.

(2) In addition, the Planning Board shall consider the following:

(a) General conformance with Village of Victor planning strategies, including but not limited to the village revitalization plan, comprehensive plan, and design guidelines.

(b) Consistency with development standards and guidelines of the zoning district in which the use is located.

(c) Criteria for site plan review (see Article **V** hereof).

Mr. Soltys stated that in requesting a special use permit wouldn't it be pertinent to know what the exact wording for the special use permit is. Ms. CHaides agreed. Mr. Soltys asked how a special use permit can be approved if the wording of that request is not known. Ms. CHaides stated that they are telling us that the request is for recreational and training. Mr. Holden asked if they could define recreational. Ms. CHaides stated that the Planning Board would ask that recreational be defined as a condition of the approval.

Ms. CHaides explained that back in 1976 when they received the original variance there was not a Planning Board. Ms. CHaides read the conditions of the original variance from 1976:

1. Any site preparation be subject to the approval of the D.E.C. as to the effect on surface drainage.
2. The Army Corp. of Engineers be approached as consultants as to the best way to comply with any D.E.C. rulings or recommendations.
3. Any permanent structures be subject to variance approval for each structure.
4. Permanent fencing will be provided to limit access to the subject property lines bordering Maple Ave. residences. Fence to be a minimum of 6' and of chain link type construction.
5. A permit be applied for each, and every carnival held on the site to give adjacent landowners an opportunity to express their dissatisfaction or concurrence with the operation of the carnival.

Tim McGuinness-127 Maple Ave.

Mr. McGuinness stated that his property is across the street from the Fireman's Field and he can see the big steel building through the chain link fence that looks very commercial in a residential area. Mr. McGuinness stated that he has lived in Victor for almost 25 years and his first property was in the Rolling Meadows area which was a quiet cul-de-sac and he moved away from it due to the Walmart plaza construction.

Mr. McGuinness stated that he moved to the Village knowing that Rt. 444 (Maple Ave.) is very busy with traffic, but the neighborhood is very quiet. Mr. McGuinness explained that he knows most of his neighbors and no one can throw a big party because no one can fit too many cars in the driveway and you cannot park on the street.

Mr. McGuinness stated that a chain link fence doesn't stop noises but the use of the field for training on Monday nights is acceptable because it is planned and asks if hours will be set. Mr. McGuinness stated that there will still probably be snow plowing of the parking lots in the middle of the night.

Mr. McGuinness stated that he did not get the first letter that the Fire Department sent out, but his neighbor did and the letter stated that "circumstances require that we sell 5 West Main St." and Mr. McAdoo mentioned repairs to a historic building.

Mr. McGuinness explained that the cost of a new building would be more than repairs to a historic building and wonders why the current building can't be repaired instead. Mr.

McGuinness stated that the property is zoned R1 and when it is used the neighbors know when it will be used. Mr. McGuinness stated that the letter also described the field as a "limited access historical site" and would like to know what is historical about Fireman's Field. Mr. McGuinness stated that 5 West Main St. seems more historic to him than Fireman's Field. Mr. McGuinness stated that the letter also mentioned using the proposed building as a rental for private individuals and not-for-profit organizations for up to 50 people inside, but then you have to talk about outside. Mr. McGuinness stated that with the ability to have alcohol it won't be controlled as exactly what its uses will be. Mr. McGuinness explained that he would like to be able to sit in his back yard without noises such as live bands. Mr. McGuinness stated that the village is very neighborly in his opinion even though it is a busy street and he thinks that this would affect property values and quality of life for the residents who live near the field.

Vice Chairperson Peter Kowal entered the meeting 7:32pm

Brendon Crossing-22 Latchmere Drive

Mr. Crossing stated that he has been a resident of this area for 15 years and he also sits on the Zoning Board of Appeals where in September Mr. McAdoo and company requested an interpretation of the 1977 variance. Mr. Crossing explained that the minutes are a matter of public record and at that time Mr. McAdoo had proposed a 10,000 sq. ft. addition to the existing structure. Mr. Crossing stated that he is guessing that the existing structure is about 1,000 sq. ft. so the addition would be 10 times the size of the existing structure for storage of the Buffalo and also ancillary activities. Mr. Crossing explained that his concern at that time was the neighborhood as 10,000 sq. ft. is massive and Mr. McAdoo also proposed renting the facility to private individuals for graduation parties and other income producing activities which is in contrast to what the 1977 approval indicated. Mr. Crossing stated that he is not sure how the Planning Board can approve a Special Use Permit without details.

Mr. Holden stated that he doesn't believe that there was any mention of the size of the proposed building when he went to the meeting at the fire hall. Mr. Holden asked if tonight there is a mention as to the size of the building.

Ms. CHaides stated that the legal notice does not mention the size of the proposed building.

Mr. Holden stated that he agrees with Mr. Crossing that it would be difficult to issue a special use permit or a building permit without knowing what you are going to get. Mr. Holden stated that you have to have specifics such as size, water and sewer.

Ms. CHaides stated that the purpose of the public hearing is to discuss specifics. Mr. McAdoo stated that the letter the Fire Department sent out is the same as the one the Planning Board received with the application.

Mr. Soltys stated that he is getting two different pictures of what is being proposed. Ms. CHaides stated that in the letter that the Victor Fire Department Inc. provided it stated that "while we do not have a specific building in mind, we are envisioning a one-story building less than the height of the existing barn, situated on the west side of the parking lot. While the entrance would be on the parking lot side, the "view" of the building would be facing away from Maple Ave."

Mr. Smith stated that he doesn't think they are here to get the actual approval but to find out whether they can submit plans and possibly get approval from the Planning Board.

Mr. Holden stated that the public hearing should be left open and tabled until they come to a resolution. Ms. CHaides agreed.

Ms. CHaides stated that she doesn't anticipate issuing a special use permit on the information that was submitted and that more information is needed.

Discussion regarding the survey map that was provided with the application.

Ms. CHaides asked Mr. McAdoo that if someone is interested in purchasing 5 West Main St., what are their intentions for the building. Mr. McAdoo stated that he does not know as it is not formally for sale or under contract. Mr. McAdoo stated that membership has decided to sell 5 West Main St., but it has not been advertised. Ms. CHaides stated that she doesn't understand that if they don't have the funds to renovate 5 West Main St., how do they have funds to build a new building. Mr. McAdoo asked where Ms. CHaides finds that they don't have funds to renovate the building. Ms. CHaides explained that Mr. McAdoo talked about having a hard time keeping 5 West Main St. up so would like to sell it. Mr. McAdoo stated that maintaining two properties with volunteers is too much to take on and they do not have the capacity to maintain a 150 year old building and is beyond their skillset and interest.

Discussion as to the proposed building location

Mr. McAdoo stated that they would go before the Planning Board in the future for a site plan with the particulars of a building with engineering and design and there would be another public hearing. Mr. McAdoo explained that they specifically need to address what uses are allowed and that the questions raised by the Zoning Board has caused them to pause and want to make sure they are in compliance with the laws. Mr. McAdoo stated that the original variance is murky and need to get it clarified. Mr. McAdoo explained that what they are talking about today is simply how the property is being used and depending on the decision may result in a site plan approval and a building design but if it is not something that the community and the Planning Board like, they will have to change how they use the property.

Ms. CHaides stated that she is in favor of a special use but not prepared tonight to put all of the language together with conditions and uses and things of that nature. Ms. CHaides stated that she is going to leave the public hearing open so that more specifics can be obtained as to what they would like to use the property for and then bring the proposal back to another meeting.

Mr. McAdoo stated that they appreciate the comments received.

Ms. CHaides read a letter that was received into the record:

Donald & Margaret Corcoran-136 Maple Ave

"This letter is in regards to the public notice we received about the application from the Victor Fire Department, Inc. for a special historical permit for 84 Maple Ave. We write this letter as concerned citizens and adjacent property owners. Our property at 136 Maple Ave backs up to the 84 Maple Ave property and we have a number of concerns and questions about this permit. We will be out of town for the planning board meeting so this letter is in lieu of our presence at the meeting.

Our concerns and questions are as follows...

1. **Specifically, what are the circumstances that would cause the separation of the historical Buffalo fire truck from its natural and historical fire house?** The Fire Departments vision in 2004 to keep the truck and house together is one that should not be lost. It is an asset to the community and the history of the village. Moving the 1931 Buffalo to the newly proposed building will undoubtedly hide it from the majority of the community forever.
2. **What specifically is the historical significance of the 84 Maple Ave Property?** The property is zoned R1. The history is at and in 5 Main St where it belongs. The land and anything built on it are not historical. It seems to me an analogy of this logic would be us going to the village for a special use permit because our furniture is antique.
3. **What is the impact of commercial buildings being built in our residential neighborhood?** Allowing even a chance of commercial buildings to be built on this parcel seems dangerous and irresponsible. Any commercial building built on the property will depreciate our property values and every other property on Maple Ave. In addition, it will be detrimental to the village neighborhood atmosphere forever.
4. **What is the environmental impact to the town and local home owners? An environmental impact study must be done before any consideration of change of use.** This property floods with heavy rains and runoff from the parking lot sometimes floods our property.
5. **When are we going to pay more attention to traffic in the village?** Route 96 (Main St) is considered broken by the state and it sometimes takes 5 minutes or more to get out of a driveway on Route 444 (Maple Ave). We do not need a rental building that brings more people into the village on the weekend with noise and more traffic. In addition, the entry to this parcel is shared with a popular bike and pedestrian trail that would be a traffic safety concern as well.

In closing, we feel that Victor village and town has great parks, trails and rental facilities for anyone that needs them. In fact, there is one within walking distance of this parcel. We also

feel that the fire department facility at 36 Maple Ave is a great facility that should be considered first before other plans. In our opinion this project would be better suited on a commercial parcel and not in the middle of an R1 neighborhood. A good example of what this would look like is to look in our back yard (picture attached). Shortly after we purchased our property a barn suddenly popped up in our back yard. We were not informed that a barn that houses very little was being built.

Thank-you for listening,
Donald and Margaret Corcoran"

Mr. Swan asked if the public has any concerns as to how the property is being used today for parking and events. Mr. Soltys stated that the parking does not seem to be an issue. Mr. Swan stated that for the record they are proposing one new building which is separate from the existing building on the property.

Mr. Crossing asked how long they are allowed to keep the public hearing open. Ms. CHaides stated that they are allowed to keep the public hearing open 62 days. Mr. McAdoo stated that if the Planning Board and applicant is agreeable it can be extended. Ms. CHaides agreed.

Mr. Criss asked if the access to the walking trail which becomes part of the driveway is in compliance with code now. Mr. Criss stated that to him the present barn is an eyesore and would hope that there will be plans made to upgrade it so that it looks more appealing and would fit into an R1 district. Mr. Criss explained that we do not need another park as there are many places for ball playing and activities of that nature. Mr. Criss stated that to him renting it out for parties is totally outside of R1 and that you would not have his vote. Mr. Criss explained that if it is going to be used for members he does not have a problem with it as we are lucky to have the Fire Department. Mr. Criss stated that he would like to know what the historical society thinks about the property at 5 West Main St.

Mr. Kowal stated that he is a Planning Board member, lives on Maple Ave. near the Fireman's Field and is a commissioner of the Fire Dept. so he will be looking at this proposal three different ways to make sure we have the answer that we want collectively together as a community now and in the future.

Mr. McAdoo stated that if any of the neighbors have any concerns that they would like to discuss, he would be glad to meet with them individually.

Senior Living Apartments-160 School Street Site Plan Concept

Mr. Matt Tomlinson stated that he is with Marathon Engineering and is the civil site designer for the project and is representing Christa Development joined by David Hanlon and Doug Templeton of Hanlon Architects.

Mr. Tomlinson stated that they are here for concept review of a proposed 112 unit senior apartment building at the intersection of School St. and Rawson Rd. where there is currently an 1900 sq. ft. existing building. Mr. Tomlinson stated that he has been working with Todd Smith and have presented to the Village Board and if the project continues will appear before the Zoning Board.

Mr. Tomlinson explained that the proposed project is a 60 ft. tall, 5-story, 40,000 sq. ft. apartment building with the first level being drive-in parking underneath the building in order to get the number of parking spaces needed to support the project. Mr. Tomlinson explained that there would be 4 stories of apartments above the ground level and towards the intersection of School St. would be lobby and amenities space. Mr. Tomlinson stated that they are proposing a ratio of 1.5 parking spaces per unit. Mr. Tomlinson explained that they would be in compliance with DEC regulations for stormwater runoff and would provide landscaping and stormwater treatment.

Mr. Tomlinson stated that right now this property is zoned Industrial and are looking to apply a Zoning Overlay District (Senior Citizen Multiple Residential) SCR-3 that is within the code. Mr. Tomlinson explained that this type of building doesn't fit very neatly within the existing Village code so have been working with the Village Attorney and the Village Board and have decided to move forward with the SCR-3 and pursue variances and site plan. Mr. Tomlinson stated that they are before the Planning Board as a first step of many steps for a recommendation to the Village Board who has a scheduled public hearing on March 6, 2023 as well as a positive recommendation to the Zoning Board.

Mr. Tomlinson introduced David Hanlon of Hanlon Architects who showed a rendering of the proposed building. Mr. Hanlon explained that the building is similar to a number of buildings that they have done in other areas where you have parking at grade with a steel concrete frame above it with a four story wood structure to get 5 total floors. Mr. Hanlon stated that the brick, traditional design will blend in with the Village setting.

Mr. Hanlon showed renderings of the building.

Ms. CHaides asked how you access the at grade parking. Mr. Hanlon explained that every tenant would have a key fob to access the garage parking via School Street and would have an assigned parking space. Mr. Hanlon explained that visitors would park in an exterior lot.

Mr. Tomlinson explained that once they have a public hearing with the Village Board on March 6th, the project will require several variances which will be applied for separately to the Zoning Board of Appeals.

Mr. Swan asked why the building have to be so big. Mr. Tomlinson explained that the lot is just under 3 acres and the building is proposed large in order to get to the dollar

value return for the investment.

Mr. Swan asked if the apartments are for Senior Citizens. Mr. Tomlinson stated that they are for age 55 and over.

Mr. Criss stated that previously the Fire Department was concerned when a building was over three stories. Mr. McAdoo stated that generically speaking as a past Fire Chief access over three stories is challenging to deploy equipment to reach properly. Mr. McAdoo explained it is possible but during the final review would go very detailed. Mr. Tomlinson stated that they are very aware of the Fire Department requirements and will collaborate with them on the plans.

Ms. CHaides asked some specific questions about the SEQR forms. Mr. Tomlinson explained that the SEQR will be included when they submit their full plan.

Ms. CHaides asked if the Village Board is going to act as lead agency for SEQR. Mr. Tomlinson stated that he does not know if there will be a coordinated review as part of this yet.

Mr. Kowal stated that he thinks it looks like a nice building but initially he didn't like the height of it but he understands about finances and parking and to find out if it is going to be adequate for the developer to do it.

Mr. Tomlinson stated that the code permits buildings of 35 feet in the Industrial district so they would be requesting a variance for height.

Mr. Kelly stated that the Village Trustees like the building concept and it fits in with what they like for senior housing right in the Village. Mr. Kelly explained that they Village Board also recognizes that there are a lot of difficulties in making it happen and fit within the requirements. Mr. Kelly stated that changing the zoning and having an overlay district is something they are in the process of trying to make happen, but even if it happens, there is still a list of variances that would be required. Mr. Kelly asked if there is a similar building that he could drive by to see what a finished building is going to look like. Mr. Hanlon stated that at 933 University Ave. in Rochester across from Gleason Works there is a similar building that he designed and also Pinnacle North on Lakeshore Drive in Canandaigua.

Mr. Kowal asked if the proposed units would be rentals. Mr. Tomlinson stated that they will be for rent market rate apartments.

Ms. CHaides asked how long it would be to complete the building if everything went smoothly. Mr. Tomlinson explained that his guess is about 18 months construction and would like to get the zoning in place and the variances by May 31st with Planning Board final approvals after that and to start construction early fall with completion early 2025.

Mr. Crossing stated that he has a unique perspective because he financed a project, the self-storage facility near this property and there were some soil issues with that project and asked if any geo technical investigation has been done yet. Mr. Tomlinson stated that they have not done a full geo tech yet but plan to. Mr. Crossing stated that he is a commercial lender for Canandaigua National Bank and his office is at 600 East Ave. which is a Christa project and he would encourage everyone to visit some of Christa's other projects such as Pinnacle North and the project on University Ave. and take a look because they are beautiful buildings. Mr. Crossing stated that he thinks he is conflicted with this and has to look into it because of his position at Canandaigua National Bank. Mr. Crossing stated that Christa as a Developer does some great work and he loves the building that he works in on East Ave. and he would encourage people to look at some of the work that Christa has done.

Ms. CHaides stated that she likes the project and it is going to be a monumental task for them to get through everything that is required but is comfortable approving the concept for senior living apartments at 160 School Street.

Resolution #04-23PB
Senior Living Apartments-160 School Street
Site Plan Concept

On a motion made by Peter Kowal, seconded by Charles Criss, the following resolution was ADOPTED 4 AYES 0 NAYS

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

1. An application was received January 25, 2023, by the Secretary of the Planning Board for a concept site plan for Senior Living Apartments at 160 School Street.
2. The applicant proposes to demolish the existing 1-story building and adjacent parking lot and construct a 60-foot tall, 5-story apartment building containing a total of 112 senior independent living units. A mix of garage and surface parking will be provided with a ratio of 1.5 spaces per unit. The building will front of Rawson Road, with parking accessed via School Street. Required utilities will be located proximate to the site and the project will include appropriate landscaping, lighting and stormwater management.
3. The applicant presented to the Planning Board a rendering of the proposed concept site plan. Rendering is now on file.
4. That the applicant obtains necessary variances from the Zoning Board of Appeals.

NOW, THEREFORE BE IT RESOLVED that the application of Brian McKinnon, Christa Construction for a concept site plan for Senior Living Apartments at 160 School 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 submits engineered site plans to the Planning Board prior to a public hearing being scheduled.

ADJOURNMENT Meeting adjourned on a motion at 8:34 pm

Roseanne Turner-Adams, Planning Clerk