

**MINUTES FOR A MEETING OF THE
VILLAGE OF AVON PLANNING BOARD
TUESDAY, DECEMBER 15, 2015
7:00 PM, VILLAGE HALL, WHITNEY ROOM**

I. ATTENDANCE

Paul M. Drozdziel, Chairman
Marilyn Borkhuis
Patrick McCormick
Kevin O'Donoghue
William Wall

OTHERS

Kurt Rappazzo, Civil Engineer, MRB Group
Timmy Batzel, Village Board
Anthony Cappello, Code Enforcement Officer
Brian Glise, Fire Marshal

ABSENT

Laura Nobles

QUORUM, 5 Present, 1 Absent

GUESTS

Julie Ayers, 56 Lacy Street
Robert Bringley, Marathon Engineering, Rochester
Daniel Gray, President, Bill Gray's Restaurants, Webster
Keith Herman, Vice President, Tom Wahl's Restaurants, Webster
Durinda LaBarbera, 43 Hal Bar Road
William Nevin, 45 Hal Bar Road
Matthew Newcomb, Civil Engineer, Passero Associates

II. APPROVAL OF THE MINUTES

MOTION: Wall moved for approval of the minutes of the November 17 meeting, seconded by McCormick. Voting in favor were: Drozdziel, Borkhuis, McCormick, O'Donoghue and Wall. Voting against were: none.

CARRIED, 5 Ayes, 0 Nays

III. OLD BUSINESS

A. Tom Wahl's parking lot expansion

283-293 East Main Street
Gray, Herman & Bringley appearing on behalf of the applicant

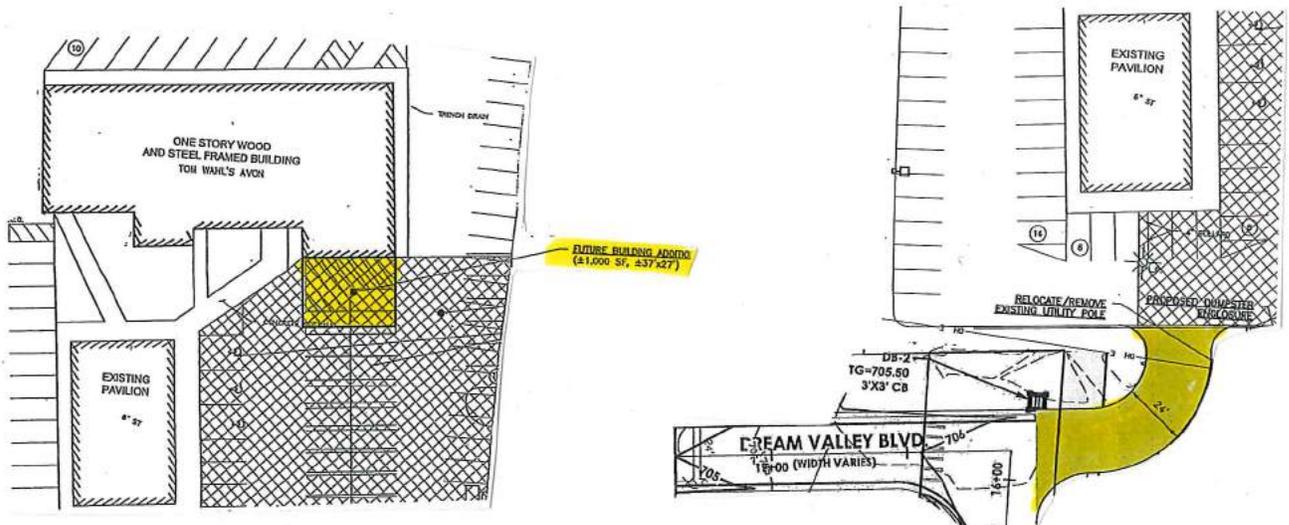
The applicant sought to:

1. Expand parking to the south & east of the existing lot
2. Provide 37 additional spaces & 6 RV spaces
3. Extend Dream Valley Boulevard east & connect to the rear of their existing lot
4. Remove the dumpster enclosure & construct a new one 30 feet west
5. Dig a 45' X 120' storm water detention basin to collect parking area runoff

**Dream Valley Boulevard Extension & New Rear Exit
37' X 27' Party Room Addition – Down the Road**

Wahl's would like to improve their parking lot capacity and circulation, Bringley began, making space for recreational vehicles (RVs), upgrading their facility, improving drainage and extending Dream Valley Boulevard.

As for the latter, Bringley said Wahl's would like to build a 24-foot wide drive from behind their pavilion to Dream Valley Boulevard. The location should limit "cut-throughs" while still giving their patrons an alternative means of reaching State Routes 5&20 and an easier means of turning left onto the state highway (at the signalized light).



37-foot X 27-foot addition to the southeast corner of the building

24-foot wide drive connecting to Dream Valley Boulevard

As far as upgrading their facility, Drozdziel asked if Bringley were talking about an addition.

Wahl's was considering a 37-foot X 27-foot addition on the southeast corner of their building, but Bringley said that wasn't in their immediate plans, possibly a year or two down the road, he told Board members (Bringley said 37' X 32', but his drawings indicated 37' X 27').

Drainage

The swale between Wahl's and the CVS Pharmacy was historically a problem, McCormick remarked, adding it seemed to flood every time it rained.

That swale ran north and south and into a storm sewer beneath 5&20, Bringley said, adding it was primarily on CVS' property and overgrown at present.

As for the pond in Wahl's concept plan, Bringley told Board members it was a "detention," as opposed to "retention," pond.

What was the elevation of the new parking area? Wall asked.

706 feet to 712 feet, Bringley answered, adding the bottom of the detention pond was at 705 feet and the top at 711 feet.

And, the new parking area would drain where? Drozdziel followed-up.

West towards the pavilion then to a swale in the parking area and, ultimately, to the detention pond, Bringley said.

Dream Valley Boulevard Extension

Lighting Intensity

PathStone's Country Hill Estates project included an extension of Clinton Street to Dream Valley Boulevard, but was still pending Board review, Drozdziel noted. If Wahl's didn't know the outcome of that project, how might its fate affect their proposed extension of Dream Valley Boulevard?

The eastern terminus of Dream Valley Boulevard was the property line between CVS and Wahl's, but Bringley believed there was a right-of-way from the end of the road behind Wahl's property.

Rappazzo wasn't sure of that and ventured, if Wahl's had no easement, they wouldn't be able to connect onto Dream Valley Boulevard.

Bringley said he'd check with his office on that.

Wahl's concept plan contained two new light fixtures. Wall wondered what kind of intensity they'd have.

Half-foot candle average, Bringley responded.

The plans Wahl's had brought in had been labeled "concept plan" suggesting they had only been intended for discussion, Rappazzo remarked. There were concerns about the drainage and the coordination with PathStone's Country Hill Estates project which, if approved, wouldn't be built until 2017 at the earliest.

And, if the easement didn't happen, Wahl's wouldn't be able to connect to onto Dream Valley Boulevard, Drozdziel added.

Wahl's would have to seek an access easement, Bringley responded.

Had they verified the storm sewer sizes between Wahl's and CVS and under Routes 5&20? Drozdziel followed-up. Had they cameraed any of the lines? the Chairman continued. Should they look into that with the state?

Rappazzo said there was a 12-inch pipe going into the catch basin and a 15-inch pipe heading west.

Do you think that's adequate? Drozdziel asked.

No, I don't, Rappazzo responded.

Excess storm water would have to go back to the detention pond, McCormick reasoned.

But, that would require a change in elevation, Drozdziel pointed out. Drozdziel stated the Board would need additional information on:

- The easement necessary to build the 24-foot driveway from the back of Wahl's parking lot to Dream Valley Boulevard;
- The grading from Wahl's parking lot to the detention pond

The Board would have to work through those details before handing-up a recommendation then the site plan would be subject to Village Board approval, Rappazzo noted.

B. Country Hill Estates, 205 Clinton Street

60-unit apartment/townhouse complex

North side of Clinton Street across from the access road to Avon High School

Newcomb appeared on behalf of the applicant

- | | |
|-----------------------------------|-----------------------|
| - PathStone, Rochester | - Developer |
| - Passero Associates, Rochester | - Engineering |
| - SWBR, Rochester | - Architects |
| - Hamilton-Stern Const, Pittsford | - General Contractors |
| - Atty. Les Kernan, Rochester | - General Counsel |
| - Richard E Martin, Avon | - Property Owner |

Clinton Street Extension

Alternative Routes

Rappazzo and Newcomb had walked through the housing development site, using the farm lane along the northern edge of Avon Central School District's new solar field.

PathStone's plans called for the extension of Clinton Street around the east side of the housing complex, turning north towards Dream Valley Boulevard then on to State Routes 5&20. Extending Clinton Street east to Pole Bridge Road had been mentioned as an alternative.

From the Village's perspective, the road could go either way, Rappazzo said, likewise, it mattered little to PathStone . . . but it did matter to Martin.

Extending Clinton Street north towards Dream Valley Boulevard – but along the west side of Avon Town Plaza – would involve much less road construction, Newcomb said, but they were dealing with what the property owner (Martin) was willing to do and the State Division of Housing & Community Renewal (DHCR) frowned on having a housing project split by a road.

The Clinton Street extension would drop from 36-feet at its high point to seven feet at Dream Valley Boulevard – a steep road, Newcomb remarked.

As for the sidewalks, Rappazzo said 5 percent was the maximum slope allowed by the Americans with Disabilities Act (ADA).

Where the extension had been sited allowed the most development for the rest of the property, O'Donoghue said.

But, it made more sense to extend Clinton Street to Pole Bridge Road, with a signalized light at Pole Bridge and 5&20, rather than running it through a poorly maintained plaza, Drozdziel contended.

The detention pond PathStone had planned for the east side of Country Hill Estates would intercept much of the storm water that was draining towards CVS and Tom Wahl's, Newcomb continued, adding beyond the pond there was the 12-inch storm drain between CVS and Wahl's that went out to 5&20.

What kind of monkey wrench would it throw into your plans if you shifted gears and took Clinton Street up to Pole Bridge Road? Drozdziel asked.

Good question, Newcomb responded, adding PathStone and Passero weren't opposed to looking at it.

Let's say school buses were going to use Clinton Street Extension, Batzel supposed, you'd have a short turn lane when you reached Dream Valley Boulevard.

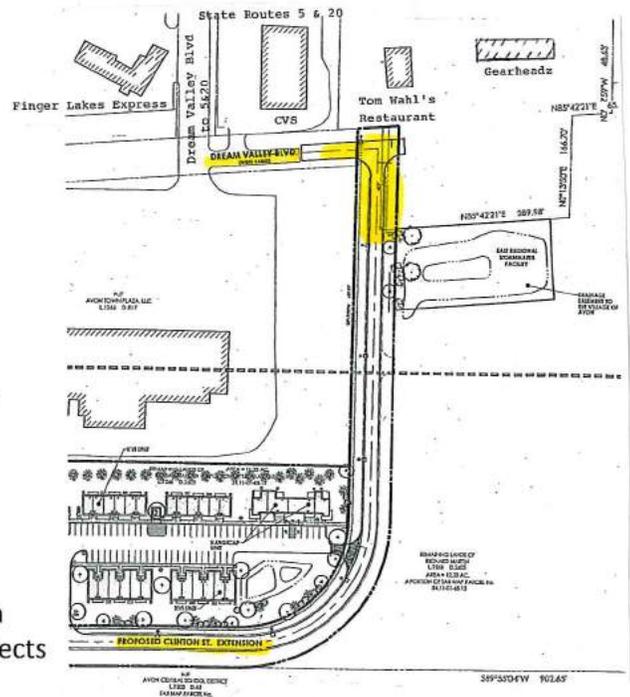
As for traffic, Drozdziel said he wrestled with the 1-day snap-shot figures PathStone and Passero had provided.

Kathy Salvati of 219 Commerce Drive asked if PathStone and Passero had taken school activity nights, such as football games, into consideration when they'd done their traffic study.

Pedestrian safety along Clinton Street was a concern with a new roadway in place, Rappazzo said. But, the new roadway would offer eastbound motorists an attractive alternative route which, he said, should decrease the pressure on the Hal Bar/Clinton Street intersection.

Everyone was worried about Hal Bar Road and Clinton Streets, Cappello said, but he wondered about the effects on Genesee Street, High Street, Rochester Street, Wadsworth Avenue and North Avenue.

Getting back to possible routes for Clinton Street Extension, Rappazzo said it made more sense to go to a signalized intersection (Dream Valley Boulevard and 5&20) versus going to Pole Bridge Road and an unsignalized intersection with 5&20.



And we're not going to get another signal on 5&20, McCormick contended.

If Clinton Street Extension did wind around Country Hill Estates and head north towards Dream Valley Boulevard, the sidewalk would have to end behind Wahl's, Batzel pointed out. There was no access to East Main Street (5&20) except by walking in the road.

And, if Clinton Street Extension split Country Hill Estates and headed north towards Dream Valley on the west side of Avon Town Plaza, Newcomb said pedestrians would have to walk through the complex, past the western storm water detention pond, through the woods the through the plaza parking lot before reaching East Main Street (5&20).

Taking Clinton Street Extension up the east side versus the west side of the plaza, which was better? Drozdziel asked.

Had anyone from PathStone contacted the Avon Nursing Facility? McCormick wondered.

I think so, Newcomb responded, but added he would check.

PathStone hadn't planned for a big enough detention pond on the east side of the complex, Wall asserted.

And, the ditch between CVS Pharmacy and Tom Wahl's Restaurant was overgrown, McCormick added.

They could clean-out the ditch and flush the 12-inch storm drain out to East Main Street (5&20), Newcomb offered.

Conversation to Continue

At January 19 Meeting

Issues raised included:

Possible routes for Clinton Street Extension:

- Around the east end of Country Hill Estates then north to Dream Valley Boulevard and the signalized light at East Main Street (5&20)
- Splitting Country Hill Estates then running along the west side of Avon Town Plaza
- Continuing east to Pole Bridge Road and the unsignalized intersection with East Main Street (5&20)

Pedestrian and traffic safety:

- Was the turning radius at Clinton Street Extension and Dream Valley Boulevard adequate for school buses
- Was there enough room to complete the sidewalks along Clinton Street Extension, around Dream Valley Boulevard and out to East Main Street (5&20)

Drainage:

- Was the east detention pond adequate in size
- Would the ditch between CVS & Wahl's be cleaned and the storm sewer flushed

Community Contacts:

- Had the Avon Nursing Facility been apprised of the Country Hill Estates proposal
- Had the Avon Central School District been likewise apprised

Drozdziel suggested they continue the conversation at the next Planning Board meeting, 7:00 PM Tuesday, January 19, 2016 in the Whitney Room at Village Hall.

IV. NEW BUSINESS

Nothing presented.

V. ADJOURNMENT

MOTION: McCormick moved for adjournment at 8:57 PM, seconded by O'Donoghue. Voting in favor were: Drozdziel, Borkhuis, McCormick, O'Donoghue and Wall. Voting against were: none.

CARRIED, 5 Ayes, 0 Nays

Gary Margiotta
Deputy Clerk