

CHILI PLANNING BOARD
February 11, 2020

A meeting of the Chili Planning Board was held on February 11, 2020 at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624 at 7:00 p.m. The meeting was called to order by Chairperson Michael Nyhan.

PRESENT: Paul Bloser, David Cross, Joseph Defendis, Matt Emens, Glenn Hyde, John Hellaby, and Chairperson Michael Nyhan.

ALSO PRESENT: Michael Hanscom, Town Engineering Representative; Eric Stowe, Assistant Counsel for the Town; Paul Wanzenried, Building Department Manger.

Chairperson Michael Nyhan declared this to be a legally constituted meeting of the Chili Planning Board. He explained the meeting's procedures and introduced the Board and front table. He announced the fire safety exits.

DISCUSSION:

1. Rochester's Cornerstone Group, Ltd., 460 White Spruce Boulevard, Rochester, New York 14623 for proposed development of two parcels located at 3327 Union Street, North Chili, New York 14514 and 154 Union Square Boulevard, North Chili, New York 14514 in PRD (Planned Residential Development) zone.

JOE DEFENDIS: Mr. Chairman, I want to recuse myself.

MICHAEL NYHAN: Okay. He will recuse himself from the application.

ERIC STOWE: Mr. Chairman, if we could note Mr. Defendis recused himself as he is employed by a contractor; is that correct?

JOE DEFENDIS: Yes.

MICHAEL NYHAN: Thank you.

Ed Parrone, Roger Brandt, Zachary Romano, Paul Schreiner and Tim Zigarowicz were present to represent the application.

ED PARRONE: Good evening. My name is Ed Parrone from Parrone Engineering. Along with me this evening is the President and owner of Rochester's Cornerstone Group, Mr. Roger Brandt. Along with him is his Project Manager, Zachary Romano. From our team is Paul Schreiner, our Project Manager, on this project and Mr. Tim Zigarowicz from SWBR, who is the architect for this particular project.

I would like to begin by going back in time because some of you Board members may not be aware of the length and breadth of this project. But it began back in the early to mid-'90s. In fact, 1995.

We did receive at that time through Town Law 278 a PRD District, Planned Residential District. And I'm going to go to this overall plan that was part of this. Hopefully it will catch it on the microphone.

The parcels we're talking about tonight are what was formally called Parcel 3 which was going to be for offices and a portion of Parcel 2 which is, in fact, this triangular piece which we'll show you in the minute on the overall plan that is being proposed.

Parcel 2 -- or Parcel 3, I'm sorry, up in here (indicating), recently, Mr. Brandt negotiated with the Town and this is now owned by the Town as part of open space and a wetland area.

So, Paul (Schreiner), if you would mind taking that down, please.

And this project, at the time when it was approved, it was approved for a total of 648 units, and the DePaul Services project at the time.

To date, we have 476 built units to date. So as you can see, we still have some reserve units that we could actually construct. This parcel, as well, you can see in the colored rendering, that was also an area that was devoted or quickly devoted to offices. It was very flexible of what could be developed at the time. There was 30,000 feet that was going to be -- that could have been used for that.

We have elected over the years, some 25 years now, that we would like to put housing in there. And I will get specifically more into the project.

The project itself is we're proposing 72 units of apartment homes for a mixture of senior, adult senior and family residence.

The north parcel, which is 6 acres, a little over 6 acres, we're proposing six eight-unit -- unit plexes. There will be 24 two-bedroom apartments. They are probably -- they are, in fact, located along Union Square Boulevard and then the balance, the other three eight-plex units are 24 units for three-bedroom apartments.

There will be a play area that is roughly -- it's a triangular area that is located in this area (indicating), adjacent to the exception piece, which you see here (indicating). That is about 3/10

of an acre. That's assigned as a passive recreation area. And there will be a walkway system through there.

The other 2-acre parcel is a one building, two-story structure which will be -- in fact, I should say all buildings will be two stories. That building will have 20 -- 48 -- I'm sorry. 24.

MR. BRANDT: 24.

ED PARRONE: 24 single -- single-bedroom apartments. There will be a community facilities area there with a small kitchen and a community room and there will be a maintenance office there with an overhead garage door to it.

As far as sidewalks are concerned, as you can see from the plan, the plans that you received, there are sidewalks internal to the project. They are also going to be connected to the existing sidewalk on the north side of Union Square Boulevard so that we can have connectivity and safe movement of -- whether it is children or senior adults, or just regular -- other people in the project area or surrounding project area that can walk safely and we will have the proper crosswalks for people to cross those sidewalks.

As a note, we have had communication with the school as -- as it relates to school children and we're working out the final details as far as where school buses will, in fact, be -- be positioned for pickup and drop-off. We're working with them as we speak at this point in time.

As far as other amenities or things for the project, there will be site lighting. It will be dark-sky compliant. There will be internal lighting for the big parcel where the -- where the drives are as well as in the parking areas. There will also be lighting for other parcels because there would be opportunities for congregation at night with the community activities for the residents.

There will be an overall landscaping plan for the entire development. What we're showing to you tonight is just a -- a blurb of some of the activity of -- or some of the enhancements and amenities of landscaping that will be for this project, but there will be an overall detailed landscaping plan that SWBR's Landscape Department will be providing for the project.

Finally, the setbacks, there are really -- only one really setback that must be accomplished and is by zoning, and that is the 75 foot setback along Union Street. So there can't be any construction within the 75 foot setback and we respect that. We took it upon ourselves because there are a variety of different setbacks along Union Square Boulevard, and in discussions with Paul (Schreiner) at some of our meetings, we -- we finally worked out a front yard of 35 feet for any building no closer than 35 feet. We have been looking at and -- I suppose you folks can make a determination what you feel is comfortable, but we certainly don't want to have a side yard of no more than 30 feet and we want to have very little restriction if we can as it relates to dumpsters because we want to make sure we can properly put dumpsters in. We're not doing -- not putting them in a place where we don't really want them.

As far as parking is concerned, the site, the large site is -- has 96 spaces and the -- the other site has 48 spaces. We meet the requirement of one -- one -- two spaces per unit. We do want to do this and we will be coming back for hopefully taking some of the parking and making them banked, because in the past projects that we operate and own, and some of the other projects that we actually have designed, the need for two spaces for this type of a project is -- is not always required. We want to try to keep as much green as we can. We wanted to demonstrate to the Board that we could provide enough parking to meet the zoning. And we would like to have the allowance we can bank some parking so we can maintain green space, get them all approved, with the understanding if they are -- if need to be constructed and the Building Department feels that there is a stress -- that he feels we need to park -- build those, we will then build out.

I want to spend a few minutes if I could on infrastructure. The project, when it was originally approved, there was some major infrastructure that had to be provided for the site. One was a main water main. Um, so we had to construct a 12-inch water main throughout the entire project to connect to the 16-inch on Union Street as well as making connection to Attridge Road. That was done at the time.

The sanitary sewers, there is a trunk sewer that runs along the south property line of the north property parcel. I believe it was a 24-inch sewer and we have extended sewers along the parkway to allow for development throughout the -- throughout the project.

And finally, the storm drainage system, because this was one of the major areas of concern at the time when we went through the -- the original approval, we had to develop storm water management facilities at the time -- remember, we're back in 1994, 1995 -- were storm water detention. Those ponds were designed and constructed for total build-out.

So specifically for the drainage on this project, we have to meet the DEC's new regulations for green infrastructure and storm water quality.

So we will probably on the large parcel, the north parcel -- Sandy (Hewlett) don't mean to confuse you -- but the north parcel, tucked in, we'll call it the south -- we'll call it the southeast corner. I will point to it (indicating).

There will be a form of a bio detention -- bio -- a bio filtration, small pond because of the amount of hard surface in that particular location.

We don't believe we'll need to do that in the -- in the southern parcel because of the -- the -- the development is not as extensive and we can probably do that with drainage -- bio retention drainage swales of that nature.

As far as water is concerned, we have already met with the fire -- the Fire Marshal on that. The -- the 2-acre parcel, south parcel, will have one service that will come in. There -- we will probably -- we may have to provide a hydrant, correct, Paul (Wanzenried) for that one? We'll have to provide a hydrant for that. But we'll provide a service into the building that will take

care of domestic and fire protection. That building will be sprinklered.

On the large parcel, we will have a main that comes in and from the main there will be a hot box. And in that hot box, there will be an RPZ for the entire system. There will be a private water main in that development that -- we will have probably a total of three hydrants in that area. Two that will be located probably in this area here (indicating). And here (indicating). And one back here (indicating) in the southern part of what we'll call the southwest -- southeastern corner of the -- of that particular parcel.

As far as sanitary sewers, we're lucky in this regard. It appears that the sewers are in such a location that we can probably just do sewer laterals for all of the buildings. Each building will have one. The large parcel, if I forgot, will also be sprinklered for water.

Other services that will be provided will be gas and electric as -- as the rest of the projects have had. And the only other thing that I would like to say is that there will be variances. Well, specifically, right now, that we are aware, one variance. And we have talked with the Town and the Building Department a number of times. The single -- the single unit, the single-bedroom unit, there is a prescribed requirement of building area. The proposed unit doesn't meet that area, so we are requesting a variance and -- or we will be requesting a variance at some future time for a variance on that.

I believe -- and, Mike (Nyhan), you were involved in some of the meetings we had about the 7 percent storage area. I think we're working through that right now. So I don't believe we're going to be looking for a variance.

I would like to turn it over to Tim (Zigarowicz) to briefly -- we had an earlier meeting and I would like him to just describe a little bit what transpired with the Architectural Review Board or Committee and some of the things about the architecture of the building so at least you have a flavor what the buildings will look like. You will have to probably put that building up.

MR. ZIGAROWICZ: Yep.

Good evening. My name is Tim Zigarowicz. I'm the architect with SWBR. Address is 387, East Main Street, Rochester, New York, 14604.

So Ed (Parrone) took a little of the thunder to talk about the amenities of the 24-unit building. I can -- so that -- what we're posting up right there is a photograph of Francis 1. And that is an overall drone shot of what we did for Francis 1. It is 56 units. 1, 2 and 3-bedrooms. They are all eight-plexes, so four over four. Eight-plexes. They have their own separate entrances. There are no common areas whatsoever.

Ed (Parrone) talked about they will be sprinklered. They have a 13R sprinkler system in them. That one (indicating) was actually served by a community building, which had an RPZ in it. We will not be having that. In the 24-unit building, which I'm going to hold up --

ED PARRONE: I will hold it for you.

MR. ZIGAROWICZ: There is actually one more, too, one other rendering I want to hold up. I just want to describe what we did. There is a color rendering there someplace.

ED PARRONE: I'm not Vanna White, I will tell you that.

MR. ZIGAROWICZ: Thank you very much.

ED PARRONE: Thank you very much.

MR. ZIGAROWICZ: I just want to explain to the Board we did originally come in with drawings. And the one that Mr. Parrone is showing includes a wrap-around porch. The one that Paul (Schreiner) is holding does not. It has that deleted. We had to remove that due to some budgetary issues. The -- what we would love to do is put that wrap-around porch -- and there is one other clarification I want to add.

This is showing some stone veneer accents at a couple of the jogs in the building to try to break that up. What we would do is a base bid -- is we would do -- I will call it deluxe siding. It may or may not be like a simulated cedar shake or a premium color. We're trying to work through that now. I just want the Board to understand that, that is why there were two that were submitted.

So the one without the wrap-around porch is what we're intending to go with a base bid. Should we have money, we would add the wrap-around porch and some stone.

So in terms of -- I think that is probably okay for that. Since you guys are doing so good with that.

I don't know if we need to go over the two- and three-bedroom eight-plexes. I think they're beautiful buildings that are broken out well with just a lot of juts. There is covered -- there will be balconies. We're intending to build the exact same two and three-bedroom unit eight-plexes on the six-unit site.

In terms of the 24-unit building, as Ed (Parrone) kind of alluded to here, we are entering off the parking lot side, so our front entrance will be on the side. We'll still have an attractive street front elevation. We have a couple of offices. This does have an elevator service, two stairs at each end. Again, it is 24 units and they're all one-bedrooms. We do have a bulk storage that is located as a walk-in closet inside those one-bedrooms. And in the two and threes that will be on the other side, we have exterior storage, so it is -- all eight of them are actually at grade and they all have a separate locked door for the residents to use.

Just to go over some of the comments that we received from the Architectural Board just a little over an hour ago, um, we -- we were asked to provide exterior material samples, which we'll certainly do. We'll give cut sheets of those exterior materials. They wanted to see the exterior light fixture cut sheets.

Again, we'll not make this any different than what we did for Francis 1 in -- like we had offered the Board last time, anyone is free to go take a ride out there. Roger (Brandt) would

certainly give a tour if that is needed.

Additional comment was on our rendering, we actually added a gable on the west entrance to break that up. They asked for that same gable to be on the east elevation. Again, this is -- a lot of these are -- actually, these comments were really for the 21 -- or for the 24-unit building. 12-inch rakes, 12-inch overhangs. We'll clean this up on our overhangs. Remove the porch. So that is clear to the Board.

We will show louvers on the elevations and one thing that we talked about, they asked for dumpster -- what the dumpster would look like. So that's something that we'll show the Board eventually. It will be not much different than what we provided at previous projects.

I think that is it for me.

ED PARRONE: Thanks.

Now, Roger (Brandt), if you want to add anything or just -- would you like to add something about the project itself as the owner?

MR. BRANDT: The property, Union Square -- many of you have been around for a long time -- was developed, as Ed (Parrone) said about 25 years ago. These are the last two parcels that are remaining, this 2 acre and 6.8 acre, so we're very excited to finish this up.

As Ed (Parrone) said, we have less units than previously approved many years ago. So we're pleased with the way it has turned out and look forward to completing these projects. The -- the units are going to be mixed -- we have done market studies and we know from some of the properties on the site, that there are very significant wait lists, especially for the two- and three-bedroom units. So we're looking forward to offer you the marketplace and see how we go. I would be happy to answer any questions.

MATT EMENS: So, Ed (Parrone), first one, back to the parking --

ED PARRONE: Yep.

MATT EMENS: In this drawing, are you showing the ones you're proposing to bank?

MR. PARRONE: No. We're not showing them.

MATT EMENS: You're showing proposed.

ED PARRONE: We're giving you -- this is what is proposed, yes, which meets the zoning requirements.

MATT EMENS: Where would you like to bank it then?

MR. PARRONE: That is a very good question. We have been working not only ourselves but SWBR and the Landscape Division to see what would be the most optimum area where we could bank some parking. We would probably be doing that very shortly after this evening to see -- as we develop preliminary plans if this seems plausible to you folks. So I can't answer that question. I'm not trying to dodge it, Matt (Emens).

MATT EMENS: No. I appreciate it.

ED PARRONE: I just can't answer that question.

MATT EMENS: The dumpster enclosures, so you're -- you have two shown on here right now unless I'm missing one.

ED PARRONE: No. There will -- will need to be a third one on the parcel. There are two that are being proposed on this large parcel. Tentatively, there is one here (indicating) and here (indicating). Here and here (indicating).

MATT EMENS: So one of the problems you have with this challenging lot, there is really no backyard and you have a park area that is in the middle.

MR. PARRONE: Yes.

MATT EMENS: So I -- I don't know where the dumpster enclosure should be. I think from a utilitarian standpoint or -- I guess most feasible access, you have them located I think what makes sense, right? But I just wonder -- so if I lived in this nice front one up here (indicating), the two that are right here (indicating), I have to walk all of the way over here, over there (indicating) to throw my garbage out. There is no toters?

ED PARRONE: Right. No toters. We have talked about toters. In our past experience with toters, it didn't work well.

MATT EMENS: So I guess I don't know the answer. And I think it is a tricky site. But my -- my thought would be is that I don't want more of them, but you may just need to take a harder look at that.

MR. PARRONE: Okay.

MATT EMENS: In terms of the -- appreciate the comments about the -- the landscaping. Obviously this is a schematic. This is a sketch.

MR. PARRONE: Right.

MATT EMENS: So there is more detail here.

ED PARRONE: Yes, there is.

MATT EMENS: One of the things I would say your lot on the upper left-hand side --

ED PARRONE: The small lot.

MATT EMENS: Yes. For the 24-unit single-bedroom building, I think Tim (Zigarowicz) has pointed out and Roger (Brandt) and Tim (Zigarowicz) presented to us before as Tim (Zigarowicz) outlined, I think the building will look nice, but I still think there is significant -- I like the fact that that building fronts the street, fronts Union Square, but I still think there needs to be a focus on the landscaping in that area.

ED PARRONE: In the front of the building?

MATT EMENS: Yes. As it fronts the street.

ED PARRONE: Okay.

MATT EMENS: The other -- I guess the other comment I would have, Tim (Zigarowicz)

captured everything from earlier very well -- I think if the materials that are used in the pictures and the -- as Roger (Brandt) pointed out, the development that is being currently built in Sweden is where -- the AAC felt pretty good what that looked like. We're excited to see what you guys come back with. I think that is all I have got right now.

MR. PARRONE: Thanks. Thanks.

JOHN HELLABY: Is there a reason the existing structures aren't shown in that encapsulated lot? I assume the house and everything is staying there, right?

ED PARRONE: We show them here, but we did not show them because they're not -- in other words, they're not part of our project. We did demonstrate them on this colored rendering. This is where the houses are. It is not on your plan, but it is on these plans. We'll show them on the plan so.

JOHN HELLABY: Real careful consideration about the screening and landscaping is going to be --

ED PARRONE: Yes. We -- we agree. We agree.

JOHN HELLABY: Wetlands. Is there any wetlands on that property?

MR. PARRONE: No. We did a --

JOHN HELLABY: On the right-hand side of that house, looking at the project from Union Street, there seems to be an awful lot of cattails and stuff down in there. Is that my imagination?

ED PARRONE: No. There is no -- the only place where there is Army Corps wetland is in this area here (indicating) and here (indicating) and in that stream (indicating).

JOHN HELLABY: All right.

ED PARRONE: There is no DEC wetlands at all on the property. Which makes us really happy.

JOHN HELLABY: I heard the Fire Department mentioned. I would like to make sure you guys get the Fire Marshal's comments in regards to turnaround radiuses in there and access to the back of those buildings.

ED PARRONE: We --

JOHN HELLABY: It looks awful tight.

ED PARRONE: We made sure we can make the turns in here. He was correct. We did talk to him about it and we have to make absolutely sure that he can get his apparatus in here to back out and get back out here (indicating). He can make this turn here (indicating), make this turn here (indicating). And in some cases, if he has to come in this far (indicating), he can certainly back here (indicating) and traverse out.

JOHN HELLABY: As we progress with this, I want to make sure you get his approvals in writing.

ED PARRONE: No question.

JOHN HELLABY: So he is satisfied with it.

You say the only variances required is a floor area variance?

ED PARRONE: At this point in time, yes. The other area we had discussed with staff a number of times was the 7 percent requirement of storage per unit and we have worked that through so that we don't need to do that at this time. That was the only other variance that we were looking at.

JOHN HELLABY: You made mention about these other units will have storage units. Is that similar to the one that is behind there now that has like separate doors?

RON RICHMOND: I will let Tim (Zigarowicz) speak to that. He is working on that problem.

MR. ZIGAROWICZ: Exist -- you're talking about Phase 1, Phase 2?

JOHN HELLABY: The complex that is right behind this one.

ED PARRONE: I can't speak to that. I don't know.

MR. ZIGAROWICZ: No.

PAUL WANZENRIED: That's Union Square. That is Spoletta, Morgan Management.

JOHN HELLABY: I know what is going on over there. They have sort of a similar situation where there is three or four doors right next -- I'm assuming they are for storage.

PAUL WANZENRIED: Storage.

JOHN HELLABY: Are these accessed from the outside or inside of the building?

MR. ZIGAROWICZ: The two- and three-bedroom eight-plexes will have an exterior door for a 4 by 5 plus or minus storage room. They all have at-grade entrances from the exterior. Right now, the one -- I'm sorry. The one building that is a 24 unit, all one-bedrooms have a large walk-in closet in the bedroom.

MR. BRANDT: Just adding, we're still working on the requirement for the storage. So it's -- so it's in motion.

JOHN HELLABY: Influx. All right. That's all I got for right now.

MICHAEL NYHAN: The 7 percent storage has to be accessed from the inside of each unit, I believe, not from the exterior. Is that right, Paul (Wanzenried)?

PAUL WANZENRIED: Say that again?

MICHAEL NYHAN: The 7 percent storage has to be inside each unit; not an exterior storage unit?

PAUL WANZENRIED: Has to be attributed to each unit, yes. It doesn't necessarily have to be inside of each unit. To Mr. Hellaby's statement, the building designs in Union Square, the Morgan Management/Spoletta project, the units that did not have garages, of which there are three, four, those are the units that have the storage units in the back. Okay? If they have a garage, that's considered storage space in there. The architect there may want to talk to me about

the use of a walk-in closet as a storage area.

MR. ZIGAROWICZ: Right now?

PAUL WANZENRIED: Oh, no. We should probably do this off line.

ED PARRONE: I like walk-in closets, Paul (Wanzenried).

MICHAEL NYHAN: I know we have talked about a few of these, but just for the rest of the Board to hear and I'm sure you will have it on your drawing to come in to us, but snow storage, delineate where the snow storage will be in this area.

ED PARRONE: Yes.

MICHAEL NYHAN: You mentioned a -- school bus stop details. When you have that, we would like to see what the School District approved or is requiring.

ED PARRONE: Yep.

MICHAEL NYHAN: On landscaping, Matt (Emens) brought that up. I just want to expand on that. That, you know, particularly along Union Square Boulevard and along the residential property that is going to be right in the middle of this, we would be looking for some extensive landscaping, not only visually but acoustically to protect that piece of property from both visual and acoustic issues.

If two dumpsters are going to be right next to that property, as well as parking lots --

MR. PARRONE: Right.

MICHAEL NYHAN: The other thing I was looking for, I didn't see any setbacks for the buildings or the parking lot of the dumpster from that residential property.

Do you know what they are?

ED PARRONE: Well -- well, we have scaled them. But the parking, the buildings are about 30 feet for sure. The same with the parking. As far as the dumpsters, they're less than 30. They're something like 15 feet or so. There is no -- you know, Mike (Nyhan), there was no requirements and I mean we're trying to be as vigilant and as respectful to that surrounding property as best we can to still provide what we want. But this -- this distance here (indicating) is probably about -- the back of that is about -- this one is about 10 feet. This one obviously is past 30.

Paul (Schreiner), I can't recall, these -- these parking lots they were what, 25 or 30? This particular one here? This one (indicating).

MR. SCHREINER: They were probably 20 feet. I think you're talking setbacks for the buildings, correct?

MICHAEL NYHAN: Talking about all of that. You know, I -- the setbacks for the buildings are requirements for that, but it does impact that other piece of property, the setbacks from the dumpsters and when it comes in, I would like to see what those setbacks are.

ED PARRONE: Okay.

MICHAEL NYHAN: From the residential property there on Union Street.

MR. PARRONE: Okay.

MICHAEL NYHAN: Parking space we have covered.

Al (Hellaby) talked about the dead-end parking spots for the Fire Departments. We'll look for their feedback, because I know in the past they do not like to back up fire trucks. They want turnarounds.

MR. PARRONE: Did he mention that at your meeting?

MR. SCHREINER: No. We specifically met with Mr. Sauer and he was satisfied with what we presented. I specifically asked him about being able to drive up into the -- to the -- to the far reaches. The ones -- the one -- the one building.

MR. PARRONE: This one here, Paul (Schreiner)?

MR. SCHREINER: In -- in there -- right here (indicating). And he had no problem driving it up and then backing out this short distance.

MICHAEL NYHAN: Okay. And you covered the turning radiuses, too, for the equipment, trucks he is bringing in there?

MR. SCHREINER: Yes. When we get to the final design, we'll demonstrate the turning radiuses for the fire vehicles.

MICHAEL NYHAN: Okay. I think that is all I had for now.

JOHN HELLABY: I did have one other quick question. Do you have the recreation area -- is there any other amenities going in there?

ED PARRONE: I'm going to let Roger (Brandt) answer that question, because we're going for State money on this, and he's better equipped for that. I can't answer that. Maybe you can answer a little better than I can.

MR. BRANDT: We are planning on a playground. There will be some benches and that type of arrangement, but no, there is nothing other than a children's playground and then some benches in there.

JOHN HELLABY: All right.

GLENN HYDE: In your introduction you mentioned there is a plan for rental and you said senior -- senior --

ED PARRONE: We're looking for -- the State HCR wants to see more diversity in the mixture of housing type and client base. So we're looking for not only senior but also family and/or people that -- a couple that wants to move into the -- into the complex.

GLENN HYDE: So you have it blended all through?

MR. PARRONE: We're blending everything, yes.

GLENN HYDE: Is it single bedrooms weren't intended to be --

ED PARRONE: Specifically intended for seniors? No. The answer is no.

GLENN HYDE: Thanks. That is all I have.

DAVID CROSS: I could echo some of the concerns about the neighbor there. Is it Mark and Chris Ruggiero?

MR. PARRONE: Yes.

DAVID CROSS: Landscaping and some berming to keep the headlights out of their yard and the dumpster location, be very sensitive to them.

ED PARRONE: We agree. I mean we have wrestled with -- we did a lot of wrestling, I believe, about the dumpster areas and locations. We're trying to be as respectful to the surrounding property owner as we can and to screen it as best we can. We understand that.

This -- this may even move. We're not sure just yet. You know, we're in the conceptual age stage. We're finalizing that in very short order, but your comments are very well taken and we understand.

DAVID CROSS: I did like -- I heard there might be some stone facade on some of the buildings. I think it would help the look of them, make them look a little bit more -- well, I like the look of some stone on there. That is all I have, Ed (Parrone).

ED PARRONE: Okay. Thank you, David (Cross).

PAUL BLOSER: I might as well echo my concerns about the dumpsters, also. Just you got a neighbor that both sides of his house is going to look at a dumpster. So it is a concern. That is my biggest thing. The other thing I don't see, what is plans for the lighting in the parking lot areas?

MR. PARRONE: We -- we haven't laid out the lighting, but we'll have sufficient lighting for each parking lot. They will -- they will be all LEDs, and they will be sky-dark compliant, in other words, casting down. We can't shed on surroundings properties. The heights we have not determined yet. Probably somewhere between 14 and 16 feet high, the poles, so we can get enough illumination for people to get in and out safely of vehicles at night.

PAUL BLOSER: What about the playground area, will it be lit?

ED PARRONE: Tentatively now, no. The answer is no. Primarily for daytime use.

PAUL BLOSER: Two trains of thought. Part of it is I would rather keep it dark. The other side is -- across the street we have got a complex and I would hate that playground area to be a congregating area for parties at night with kids. So from a security standpoint, I have mixed emotions. But I think it is something that I think maybe with Paul (Wanzenried) and Architectural Review, something to toss around, at least look at it from a security standpoint.

ED PARRONE: We'll, we haven't -- I haven't even discussed this with my client yet, but we probably could look at the possibility -- in some of our public clients we represent that we do parks with, and Dave (Cross) might be familiar -- a parks guy -- is cameras.

PAUL BLOSER: Yes. I hate to add more lighting to this property here, put more parking in their backyard.

ED PARRONE: Agreed. But from a security standpoint, we may have to institute some cameras.

PAUL BLOSER: Maybe you plan for it ahead of time and if it is a problem and then the Sheriff's are constantly there. Meadowbrook already has a problem. I would hate for them to see, "Oh, we have another place to gather here. It's dark. We're looking for a place to party."

You'll have a trash, mess back in there your people will have to maintain.

ED PARRONE: So Meadowbrook has been a problem?

PAUL BLOSER: Forever.

ED PARRONE: Okay.

PAUL BLOSER: So you can do your own homework on it, but it's -- it has been problematic.

ED PARRONE: Okay.

PAUL BLOSER: So it's a concern I have, looking at it. Just that it is thought out ahead of time.

MR. PARRONE: Okay.

PAUL BLOSER: And it doesn't bite you afterwards --

MR. PARRONE: Okay.

PAUL BLOSER: -- or us. We certainly want to have everybody safe. But it's a concern. And you know the next thing -- you will have lights on there.

ED PARRONE: Oh, yes.

PAUL BLOSER: I just didn't see anything on here, so I wanted to bring it up. Thank you.

ED PARRONE: Appreciate it. Thank you.

MICHAEL NYHAN: I did have a couple other questions I remembered. The distance between Union Square Boulevard, the right-of-way, the distance between the curb, the roadside curb to the right-of-way, and then from the right-of-way to your building setback is 35 foot, correct?

MR. PARRONE: From the right-of-way to the building is 35 feet.

MICHAEL NYHAN: Do you know the distance from the curb to the right-of-way?

MR. SCHREINER: Has to be about 15 feet or so.

MICHAEL NYHAN: Okay. If you could mark that on your next set of drawings, as well, so we can see that. To get a true distance from the roadway to the building.

ED PARRONE: It varies up here, but it's about 15 feet.

MICHAEL NYHAN: Okay. I don't think the setbacks were mentioned here, but 35 foot for me is close. So having that --

MR. PARRONE: I did mention that.

MICHAEL NYHAN: Okay. I missed it. The architectural elevations on that side will be critical as well as the landscaping.

And then one last thing we talked about in our meeting that we had, the staff here, the building to the east, which would be the single-unit --

ED PARRONE: Yes.

MICHAEL NYHAN: -- building, there was a talk about wrapping that parking lot around the back of the building.

Did you mention that at all --

ED PARRONE: No, but I'm glad --

MICHAEL NYHAN: -- or is that a consideration?

MR. PARRONE: Like I'm glad you brought that up. And are we going to do that? Yes.

MICHAEL NYHAN: And you will be moving the dumpster, as well?

ED PARRONE: That's correct.

MICHAEL NYHAN: So it wouldn't be so far of a walk from the building.

ED PARRONE: That's correct. You're absolutely right. We are going to do that.

MICHAEL NYHAN: And then you will be able to move the front parking so no variance will be needed?

ED PARRONE: That's correct.

MICHAEL NYHAN: This will have a maintenance person on-site --

ED PARRONE: Yes.

MICHAEL NYHAN: -- during normal business hours with an on-call afterwards?

MR. BRANDT: That's correct.

MICHAEL NYHAN: Monday through Friday?

MR. PARRONE: On call 24/7.

MICHAEL NYHAN: The normal business hours 8 to 5, and that office will be in the single-unit building to the east?

ED PARRONE: Yes.

MICHAEL NYHAN: I'm sorry. West. I keep saying "east."

ED PARRONE: It's confusing. Mike (Nyhan), it's very confusing. That is why I say north, south. Sandy (Hewlett) is going to get all confused with this because I screwed her up.

MICHAEL NYHAN: That's all I had.

MICHAEL HANSCOM: Just one thing regarding the storm water quality treatment. I can't remember if I mentioned this at the DRC. Um, because you plan on land-banking some of the parking, the bio retention areas, you either need to design and construct them originally so that they can handle the -- the land banked parking also or demonstrate how they could be expanded in the future when the parking is --

MR. PARRONE: From a constructability standpoint, Mike (Hanscom), we'll build it like we were building all 144 spaces.

MICHAEL HANSCOM: Good. Thank you.

MR. PARRONE: Makes no sense -- we're not going to do that. We'll build it as one shot. We're not saving anything.

MICHAEL HANSCOM: That's it.

MICHAEL NYHAN: That's it? Did you say that was it, Mike (Hanscom)?

MICHAEL HANSCOM: Yes.

MICHAEL NYHAN: One other question, the -- is the drainage ditch -- if you look at Union Street, the north/south road. To the south of this large parcel, there is a drainage ditch. Is that already in place?

MR. PARRONE: Oh, yeah.

MICHAEL NYHAN: So those buildings couldn't be moved any further to the south?

ED PARRONE: No.

MICHAEL NYHAN: They're as far down as you could go?

ED PARRONE: This easement is right there, Mike (Nyhan). There is a sanitary sewer easement and the drainage easement right here (indicating). So we're right at the edge. Can't move them any closer to the ditch.

MICHAEL NYHAN: Got it. Thank you.

Any other questions, comments? Do you have a timeline when you may be coming back or --

ED PARRONE: Tomorrow.

MICHAEL NYHAN: I understand you will be doing a -- an environmental assessment form, as well?

ED PARRONE: Yes.

MICHAEL NYHAN: We talked about some architectural -- or archaeological issues maybe in the area. Has that been resolved?

ED PARRONE: We're working. I believe we have a consultant on board.

MR. ROMANO: Phase 1 is -- Phase 1 should be done this week.

ED PARRONE: The archaeological Phase 1 will be done. We'll make that as part of the -- obviously the application. Because we have to do a SWPPP, we're not -- we're still not absolved from doing the SWPPP even though we storm water discharge -- storm water detention is solved, but we don't have quality. So in the SWPPP we have to make -- we have to make reference to that and we have to get a letter from -- from SHPO in that regard.

MICHAEL NYHAN: And you mentioned the traffic study was done when the entire project was approved. Was that back in 1995?

ED PARRONE: '95.

MICHAEL NYHAN: Pardon?

ED PARRONE: 1995. We had to do a DEIS and FEIS back then.

MICHAEL NYHAN: Is the Board happy with that or do you want them to come back at preliminary and have a traffic study -- if it is needed, it should be mentioned now so we don't delay anything.

JOHN HELLABY: I want to revisit what was submitted to double check, I mean.

MATT EMENS: Make sure it is still relevant.

MICHAEL NYHAN: There have been a lot of changes since '95 in that area. The whole area of Chili has grown, the intersection Union and Buffalo Road.

What were you going to say?

MR. PARRONE: I was going to say we would say what this would impact on Union Square Boulevard, but we weren't looking at what was the impact as it related to the intersection of Union Street and Buffalo Road.

MICHAEL NYHAN: Or Union Square and -- Union Street.

ED PARRONE: Yes.

MICHAEL NYHAN: It would probably be -- probably relevant, more relevant.

MR. BRANDT: When the traffic work was done and those of you around that remember, it was pretty extensive conversations with DOT. We did studies assuming full build-out. Obviously what has changed now is the background because what is going on. But they made the assumption what happens when we build out 648 units what this will look like. It was pretty extensive.

And the improvements were not done right away. If you remember, the improvements at Buffalo and Attridge -- all those were done later on, probably in the 2000s.

ED PARRONE: If I could add, too, Roger (Brandt) -- I'm glad you brought that up. Roger (Brandt) and his associate, Ted Spall, we had to rebuild part of -- a good chunk of Union -- Union Street from south of our project all the way up to Buffalo Road. So we made all of those improvements because of -- partly because of the traffic study and that the DOT required that we do that. So that was done.

So I think we can look at the traffic impact of what it was done back in 1995 and say okay, this was the anticipated traffic volumes at that time. We have less units, so that would be the impact, plus what we're adding now, the -- the net result, Mike (Nyhan), would be -- most probably be less than what was anticipated. Less than. We can provide that information so that you have it.

MICHAEL NYHAN: And I raise it because I don't want it coming up at preliminary. I want it coming up now.

ED PARRONE: We should bring it at preliminary to you.

MICHAEL NYHAN: We want to see it before to review before preliminary.

ED PARRONE: We'll send it.

MICHAEL NYHAN: I didn't want to ask for a traffic study at preliminary.

ED PARRONE: Yes. We wouldn't want to do that either.

MICHAEL NYHAN: So you will just send us the relevant information you have from the previous --

ED PARRONE: Yes.

MICHAEL NYHAN: Thank you. The Board is good with that?

There was conversation at the dais.

MICHAEL NYHAN: We won't know -- I think that is what we're looking for, what did they do with the study. That whole area, the improvements were made -- it sounds as if it was as a result of the study that was done in '95, when the 640 plus units were approved. But -- but they're about 100 1/2 below that. So we might -- we'll take a look at that and see what the relevance is, and then if we need to have a traffic study from that, we can ask for it.

ED PARRONE: Right.

MICHAEL NYHAN: But that might eliminate the need to do a new traffic study.

Any other questions or comments?

Thank you. So -- what is your timeline? Did you say?

ED PARRONE: We would like to probably submit -- we would like to be submitting so we can be at the April 14th meeting which means we would have to be submitting in March sometime.

MICHAEL NYHAN: Okay.

ED PARRONE: That is the prescribed timeline. I will tell you why we want to do this. There are two rounds of applications for getting certain tax credits through HCR, and we were trying to get in on the early -- the early submission so that we will be in the queue a little quicker than other people are. We have some feedback that this type of project with this mixture of housing certainly helps our point total, so the sooner that we can get approvals from the Board -- not signatures, but at least approval from the Planning Board, that that helps our application and strengthens the application.

Plus with the diversity of the type of housing here, again, it helps that application. So we have a good chance to be funded this year. We would like to -- if all things were going well, we would love to start this project later in the year. When I say "late," "later in the year," late fall, if it is possible.

MICHAEL NYHAN: Okay. Thank you.

ED PARRONE: There is a lot of things that have to fall into place, but that is our goal.

MICHAEL NYHAN: Great. Thank you.

ED PARRONE: Thank you, gentlemen. Thank you very much.

MICHAEL NYHAN: Last order of business would be the approval from last month's January meeting minutes? Motion to accept?

Matt Emens made a motion to accept the 1/14/2020 Planning Board meeting minutes, and Paul Bloser seconded the motion. The vote on the motion was 4 yes with 2 abstentions (Michael Nyhan and John Hellaby).

The meeting ended at 7:53 p.m.