

**VILLAGE OF HONEOYE FALLS PLANNING BOARD**

**September 9, 1996**

**MEMBERS PRESENT:** Denise Heischman, Chairman Earl Fontaine, John Hoffman, Betsy Taylor

**MEMBERS ABSENT:** Thomas Judd

**ALSO PRESENT:** Michael Tobin, James Turner, Jeanne Madafferi, Michael Schaffron, Edward Parrone, Brendan Bystrak, Richard Rosen, Paul DeTurk

Chairman Denise Heischman called the Regular Meeting of the Village of Honeoye Falls Planning Board to order at 7:30 p.m.

**MINUTES:**

Motion by Betsy Taylor, seconded by John Hoffman, that the minutes of August 12, 1996 be approved as presented. Motion carried.

**JEANNE MADAFFERI: 14 WEST MAIN STREET: NEW BUSINESS: ANTIQUES AND COLLECTIBLES**

Jeanne Madafferi said she plans to operate a retail store selling antiques and collectibles. The use has lapsed as the building has been vacant for more than one year. The hours of operation will be 10a.m.- 5p.m. Monday, Tuesday, Wednesday, Friday and Saturdays; 10a.m-8p.m. on Thursdays; and 12 p.m. - 5 p.m. on Sundays. Chairman Heischman told Ms. Madafferi that all promotional signs must be displayed from within the store. It was suggested that Ms. Madafferi obtain a copy of the sign ordinance from the village office.

Motion by John Hoffman, seconded by Betsy Taylor that approval be granted for the operation of a retail store at 14 West Main Street as it is in conformance with the site plan and regulations for the Village Business district. The Board welcomed Ms. Madafferi to the community.

**MARK IV: CLOVER MEADOWS: PHASE II APPROVAL**

Denise Heischman commented that when the original pond was made larger there was a question on the elevations of the outlet. Maps were right but the pond was not built as the map shows it should have been. The pond may not have been built to the specifications. The outlet was going to be dropped. It is suppose to be a wetland with deep areas in it. Richard Rosen suggested a meeting with Paula Smith, of Monroe County Soil and Water Conservation, a representative from the DEC, Denise Heischman and both engineers to discuss the matter and get their recommendations. This must happen before the Village takes ownership.

Richard Rosen stated they would like to grade and be ready for the road box this season. Then the trees can go in. They must be planted no later than November 1997. Chairman Heischman stated the trees were to be fenced at the drip line to protect them during the construction.

Chairman Heischman read comments from Ben Rowlinson, Superintendent of Sewers and Steve Lord, Highway Foreman. Mr. Schaffron asked if all utilities will be done this year.

Mr. Parrone stated they hoped to get the binder course on the streets before November 15, 1996. They do not plan to do the sidewalks this year. The sidewalks will extend to the end of Phase II.

John Hoffman pointed out it was agreed that there would be 10 new house designs approved by the Planning Board before the start of Phase II.

Motion by Betsy Taylor, seconded by Earll Fontaine that approval be granted for Phase II of the Clover Meadows subdivision subject to the following conditions:

- Michael Schaffron of LaBella Associates will compile a list of recommendations for Phase II and submit to the Planning Board
- A Letter of Credit for Phase II
- Provide easements in recordable form
- Approval of 10 new house designs for Phase II before any new houses are built
- Engineering fees paid

#### **MENDON PUBLIC LIBRARY: 15 MONROE STREET: REVIEW OF SEQR**

Mr. Paul DeTurk appeared before the Board with plans to expand the present parking lot by 10 spaces to the rear on Town owned property. The Board pointed out there are residential areas near the parking lot and the parking regulations require screening between parking lots and residential areas. The Board also suggested the construction work be done from the existing parking lot to protect the existing trees in the area from damage from construction vehicles. Storm water should be routed into the present storm drain by grading if possible. Otherwise, it will be necessary to add another storm drain to handle the water runoff. A SEQR is required because 10 parking spaces are being added.

#### **SEQR REVIEW**

Motion by John Hoffman, seconded by Earll Fontaine that the Village of Honeoye Falls Planning Board act as Lead Agency for the purpose of review of the Mendon Public Library application.

The Board reviewed the State Environmental Quality Review Short Environmental Assessment Form prepared by the Mendon Public Library.

Motion by John Hoffman, seconded by Betsy Taylor to adopt the following resolution:

**WHEREAS**, the Mendon Public Library has prepared a SEQR Short Environmental Assessment Form for the expansion of the parking lot at 15 Monroe Street; and

**WHEREAS**, the Planning Board has reviewed the proposed plans for the project; and

**WHEREAS**, considering the magnitude and importance of each impact the Planning Board found that no significant environmental impact exists.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board, as Lead Agency, that the construction as proposed will not result in any significant adverse environmental impacts.

Motion duly adopted.

Motion by Betsy Taylor, seconded by Earll Fontaine that Site Plan Approval be granted to the Mendon Public Library for the expansion to the parking lot at 15 Monroe Street according to plans submitted on August 9, 1996 contingent upon:

- Storm water to be drained into the existing storm drain; or another storm drain will be added

- Protection of existing trees by having the construction work be done from the existing parking lot
- Maintain buffer between the parking lot and residential area according to the parking regulations

**SITE PLAN REVIEW: MARK IV CONSTRUCTION CO., INC.: 3 PRIDE STREET (LOT #66): NEW HOME**

The Board reviewed plans submitted by Clover Green Construction Co., Inc. for a home to be constructed on 3 Pride Street (Lot #66).

Motion by John Hoffman, seconded by Earll Fontaine that Site Plan Approval be granted to Clover Green Construction, Inc. for construction of the "Cheshire" home at 3 Pride Street, Lot #66 according to plans submitted September 9, 1996 contingent upon:

- Frieze boards should be consistent all around the house; • 4" window and door trim on all sides of house;
- Brick on front gable, on the east side to the chimney and west side of front extension only;

**ADJOURN**

Motion by Betsy Taylor, seconded by John Hoffman that the meeting be adjourned at 10:00 p.m. Motion carried.

Respectfully submitted,  
Joan Olyowski  
Planning Board Secretary