

VILLAGE OF HONEOYE FALLS PLANNING BOARD

October 14, 1996

MEMBERS PRESENT: Denise Heischman, Chairman, Thomas Judd, Betsy Taylor

MEMBERS ABSENT: Earll Fontaine, John Hoffman

ALSO PRESENT: Steve Gustin, Jim Turner, Tom Voorhees, Don Miller, Jr., Peter Fontana, Richard Mayberry, Thomas Weigert, Eileen Weigert, Richard Rosen, Fred Rainaldi, Chris Madison

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

MINUTES

Due to the absence of two Board members, approval the September 9, 1996 minutes were tabled until the November 11, 1996 meeting.

GREG AND DIANE SOEHNER: 27 STONEFIELD PLACE SITE PLAN REVIEW ADDITION

Don Miller, builder, stated he plans to build an addition of approximately 300 square feet to include a gazebo and deck connecting to the rear of the house. Board members stated that the plan worked well with the existing house; windows matched, roof pitch was consistent with the house, gazebo roofline matches the bay. There were no other questions or comments.

Motion by Thomas Judd, seconded by Betsy Taylor, to Greg and Diane Soehner for an addition at 27 Stonefield Place according to the plans submitted October 2, 1996.

Motion carried.

TOM VOORHEES: 29 YORK STREET SITE PLAN REVIEW ADDITION

Tom Voorhees stated he plans to build an addition of approximately 880 square feet to include a bedroom off the rear of the house. Mr. Voorhees provided elevations for the Board Members review. The addition will be painted and trimmed to match the existing home. The addition is not as wide as the existing house, therefore the roof line will be different. The board asked about any drainage problems. Mr. Voorhees stated there were no drainage problems.

Motion by Betsy Taylor seconded by Thomas Judd, to grant site plan approval to Thomas Voorhees for an addition at 29 York Street according to plans submitted on September 30, 1996.

Motion carried.

BELLS MARKET: 166 WEST MAIN STREET REVIEW CHANGE IN ELEVATIONS

Peter Fontana appeared for Spoleta Construction. Mr. Fontana brought the latest plans dated 9/19/96 as well as the original approved plans with the changes highlighted for review with the Board Members.

Mr. Fontana stated changes have been made by Mr. Rick West due to economic and space planning needs. The Board expressed concerns about some of the design elements from the originals approved plan. Because of the scale of the building the board stated that some of the original architectural details be reincorporated in the plan.

Motion by Thomas Judd, seconded by Betsy Taylor, for Bells Market at 135 West Main Street contingent on the following listed conditions.

Contingent conditions for approval:

- 1) Trim across the top will be the same in height and profile as the original approved plans submitted by Flemming.
- 2) On the East elevation, the soffit and masonry height will be the same as the front, to ensure consistency throughout the building. The metal must be carried around the corner and the same height as the front facade. The Board has no objection to the use of split face charcoal cement block or painted plain cement block.
- 3) A horizontal trim on the bottom of canopy in the front of the building must be investigated for reasonable possibilities of installations. The problems of the trim being placed to allow water to drain through; it was raised by Tom Judd.
- 4) Requesting more detail on the metal ribbed paneling that will be used on the building.

Chairman Denise Heischman can sign the site plans contingencies, if the site plans are received as discussed.

TOM AND EILEEN WEIGERT: 17 CHURCH STREET

Richard Mayberry, Esq. stated Mr. and Mrs. Weigert are requesting approval for the as built plans as submitted. Mr. Mayberry then withdrew himself from the discussion.

Eileen Weigert stated they are not planning to put more windows (four additional) on the second level, since this is a storage area not an apartment as originally planned, nor are they putting any windows (two) on the garage (first) level for security reasons.

Chairman Denise Heischman clearly stated the Board feels the original approved plans must be adhered to, including the additional windows on the second level and two windows on the garage level.

Motion to deny approval, by Thomas Judd seconded by Betsy Taylor, Thomas and Eileen Weigert at 17 Church Street according to site plan dated 10/8/96.

INFORMAL DISCUSSION: FRED RAINALDI: 135 WEST MAIN STREET PROPOSED NEW RITE AID STORE

Fred Rainaldi appeared with a revised site plan and building appearance to be informally discussed. The site plan showed the building 100 feet off the road, only one curb cut, and increased greenery in the front. The Board informed Mr. Rainaldi of the one tree for every eight parking spaces according to parking regulations. Other suggestions included: added landscaping among the parking spaces and the side walk areas; a wish to preserve the large Spruce in the front; and incorporating texture differences and shadow lines around the small windows on the sides of the proposed building.

Mr. Rainaldi expressed a desire to appear in front of the Zoning Board at their next meeting. Denise Heischman stated this would be acceptable if a formal proposal was submitted to the Planning Board within a few working days. Two site plans were submitted, and the proposal, fees and extra site plans will be submitted 10/15/96.

MARK IV: CLOVER MEADOWS SITE PLAN APPROVALS

Richard Rosen appeared for approval of two site plans. Betsy Taylor questioned the lack of windows on the west elevation of 7 Pride Street. Mr. Rosen requested approval of exterior color by Jim Turner to avoid the occurrence of similar coloring side by side.

Motion to grant approval, by Betsy Taylor seconded by Thomas Judd, for Mark IV, Lot two, 4 Pride Street, house number 1651 according to site plans dated 10/4/96; contingent upon exterior color approval by Jim Turner.

Motion to grant approval, by Thomas Judd seconded by Betsy Taylor, for Mark IV, Lot 64, 7 Pride Street, house number 1735 according to site plans dated 10/4/96; contingent upon

- 1) the addition of a window on both the first and second floor of the west elevation;
- 2) exterior color approval by Jim Turner.

BURKE GROUP: 8-10 EAST STREET REVISION OF SITE PLAN

Jim Turner appeared on behalf of Burke Group for a revision of the handrail section of the site plan.

Burke Group has concerns that the previously submitted and approved hand railing could lead to people sitting on the fence and possible injuries and loitering. They propose a five foot black chain link fence to surround the sides and back of the parking lot. A gate would be placed in the back of the fence, to allow snow removal. Baron style picket fencing will extend from the Eastside of the Duffy building to connect with the side of black chain link fence, and then connect the other side of black chain link fence to the Westside of the Mantagna Apartment complex.

The Board expressed agreement with the concerns and had no questions.

Motion to grant approval, by Betsy Taylor seconded by Thomas Judd, for Burke Group at 8-10 East Street for revised site plan for new Baron style fencing on the top of the steps on the Eastside of the Duffy building and Westside of the Mantagna Apartment complex, and five foot black chain link fence along the side and back of the parking area with a gate in the back for snow removal.

ADJOURN

Motion by Betsy Taylor, seconded by Thomas Judd that the meeting be adjourned at 9:55 p.m. Motion carried.

Respectfully submitted,
Michelle L. May
Planning Board Secretary