

**VILLAGE OF HONEOYE FALLS PLANNING BOARD**

**NOVEMBER 11, 1996**

**MEMBERS PRESENT:** Denise Heischman, Chairman, Thomas Judd, Earll Fontaine, Betsy Taylor, John Hoffman

**ALSO PRESENT:** James Turner, Michael Tobin, Michael Schaffron, Kenneth Buschner, Alan Chapman, Fred Rainaldi, Richard Rainaldi, Geoffrey Benway

The Planning Board agreed to have a PIP meeting Monday, November 18, 1996 at 7:30 p.m.

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

**MINUTES:**

Motion by John Hoffman seconded by Earll Fontaine that the minutes of September 9, 1996 be approved as amended. Motion carried.

Motion by Betsy Taylor, seconded by Thomas Judd that the minutes of October 14, 1996 be approved as amended. Motion carried.

**MARK IV CLOVER MEADOWS HOUSE NUMBER 1858 HOUSE PLAN APPROVAL NEW HOUSE PHASE 11,1 OF 10**

The Planning Board reviewed a new house plan, number 1858, submitted by Mark IV as a requirement for ten (10) new houses for use in Phase II. This is a new house plan that the Planning Board has not seen prior to Phase II of construction and is one (1) of ten (10) new plans for Phase II.

Betsy Taylor stated the house will have four (4) inch trim on the windows and doors at the back and sides of the house.

This design is presented with a front-load garage, the Planning Board prefers side-load garages. The Planning Board will consider a front-load garage, as shown, on a per lot basis. The Planning Board wants to retain this as one house plan, with the garage location being decided on a per lot basis, not two separate plans.

John Hoffman stated the Planning Board would prefer to have windows in the back of the garage.

Motion by John Hoffman, seconded by Earll Fontaine to grant house plan approval , for house plan #1858 for Phase II of Clover Meadows according to plans dated October 24, 1996, contingent upon the addition of four (4) inch trim around the windows at the back and sides of the house, and on a per lot basis front-load garage approval.

Motion Carried.

**ALLAN CHAPMAN 54 MONROE STREET INFORMAL DISCUSSION**

Mr. Chapman appeared before the board for an informal discussion about an accessory apartment at 54 Monroe St.

Other issues that were discussed included the roof line, which will follow the existing house, with matching side dormers, and other details off the existing house such as cornice's. There will be two (2) patio doors on the bottom of addition in the back. There are no setback changes. The addition will be

vinyl sided with wood trim and clapboard to match the existing home. Parking would not be an issue with a guest room. Mr. Chapman also plans to add two skylights to the back bedroom, one on each side of the house, since the back windows would be removed due to addition. Planning Board stated the building permit would need detailed plans, showing all additions and designs. Mr. Chapman restated this would be done by an architect.

Mr. Chapman also requested a copy of the Accessory Apartment Zoning Code (Section 190-56) and copy of minutes of the meeting for his review.

#### **KENNETH BUSCHNER 69 ONTARIO STREET INFORMAL DISCUSSION**

Mr. Buschner submitted plans for a new two (2) story garage for discussion. Current plan measures 20 feet 4 1/8 inches from the slab, to avoid a variance, for the 4 1/8 inches, Mr. Buschner will revise the design to conform to the 20 feet Zoning Ordinance. The garage will be on a separate 60x90 lot (separate tax number) and will be approximately 11% coverage of the lot.

Mr. Buschner requested, at a minimum, the foundation be approved due to weather issues and the need to lay the concrete foundation. Since this was an informal discussion the Planning Board could not grant approval.

The Planning Board agreed to approve Mr. Buschner's site plan at the previously scheduled November 18, 1996 meeting, as long as revised plans are submitted with the changes to the plans that Mr. Buschner and the Board agreed upon. Due to the date of Mr. Buschner's submission of original plans, November 1, 1996, the previously scheduled November 18, 1996 meeting will fulfill the two (2) week requirement and allow Mr. Buschner to complete construction before winter.

#### **RITE AID 135 WEST MAIN STREET SITE PLAN REVIEW AND SEQR REVIEW**

The Zoning Board of Appeals granted a front parking variance, with contingencies that were to be discussed with the Planning Board.

Mr. Rainaldi has requested an additional curb cut be made for the store. The County has sent a representative to look at the area and has suggested that Mr. Rainaldi hire a traffic engineer. He has retained SRF Associates, and will provide a report to the County. The Planning Board requested a copy of this report.

The Planning Board will vote on approval after the traffic report is received and they have received comments from the County.

The drive-through has been moved to the east side of the rear elevation. Mr. Rainaldi explained the move is due to the internal design of the store. The building set back is greater than 100 feet.

Mr. Rainaldi has made some of the aesthetic changes the Planning Board requested at the October 14, 1996 meeting. The Board asked that the windows be placed within recessed rectangular colonnades to enlarge the character of the windows and repeat some of the window and wall architectural elements in the Village.

Mike Schaffron, the Village Engineer, was present, to discuss the Village's engineering concerns: Mr. Schaffron stated the drainage report for the retention pond has not been completed, but has been promised by the week of November 18, 1996. Geoffrey Benway, the project engineer with CPA Associates, stated the report would be completed by the week of November 18, 1996.

The rendering of the site showed off-site grading. Mr. Schaffron stated grading cannot go on to other property without releases from the property owners.

Since topsoil will be stockpiled and then reclaimed on-site, additional erosion control measures will be needed. Mr. Benway stated the requested details of erosion control "would be supplied".

If erosion control measures are not adequate or working as planned, Jim Turner will have the ability to stop construction until the problem is corrected.

Detention pond and erosion control measures must be in place before construction begins. Mr. Schaffron state that the existing sewer lateral site cannot be used with the current plan. The existing lateral will be abandoned at the sewer when a new lateral is created. This will remove extra inflow to the sewer plant. The Planning Board is concerned about the site distance due to the placement of the sign and possible traffic issues. Mr. Rainaldi has not made application for sign variance.

Denise Heischman, Chairman, stated concerns regarding the curb cut and impact of the parking, as well as number of spaces planned. Ms. Heischman stated that since more than 100 square feet of contiguous space is to be used for non-retail activities the store would only need 42 rather than 58 parking spaces.

The Board stated they had concerns regarding the entranceway and parking cars, particularly with vehicles pulling in the lot while cars are backing out of spaces. The Board expressed concern about the high possibility of accidents.

The Board stated that the parking area needed to be pedestrian friendly parking with landscaping and trees among the parking spaces. They also reminded Mr. Rainaldi there must be one (1) tree for every eight (8) spaces.

The front buffer plantings must be six (6) feet in depth to screen parking (hood height) to conceal the cars from Main St. traffic. The Conservation Board will be asked to recommend plantings.

The Planning Board requested the deletion of the spaces in front row of parking lot facing the road that are directly in front of the drive-through driveway on the front west corner of lot, with the spaces being turned into an island. Mr. Rainaldi agreed to reconfigure the drive through area to accommodate the stacking of five (5) cars. This area can be part of the landscaped area. The 11 foot caliper Norfolk Pine is to remain. Mr. Rainaldi agreed to add trees to the parking area for landscaping requirement and to break up the parking lot. Two (2) spaces will be removed from the rear north east corner of the building and replaced by a tree to make the drive-through turn easier for drivers, with less possibility of accidents.

The Planning Board asked the applicant to check possibility of obtaining an easement from Rochester Lumber, to use the present connection between parking area and to share a curb cut. The Planning Board has concerns over too many cuts in such a small area, and the traffic issues, that will occur.

Mr. Rainaldi stated that deliveries from semi trucks will occur two to three (2-3) times per week, at approximately 5 a.m.. The goods will be off loaded at the delivery door, with goods placed inside the building in a secure storage area. Other deliveries, such as soda pop, beer etc. will also be made through the side delivery entrance.

Mr. Rainaldi stated standard lighting in the parking lot will be dual lamps, 400 watt halogen bulbs, with rectangular shaped hoods. For safety, security, and insurance reasons these lights are tall so the pools of light intersect and no dark areas are present. Security lights on the building on the building have been eliminated, except for loading dock area.

Rite Aid had planned to have the lights on during all darkness hours. The Planning Board suggested Rite Aid to follow the same schedule as Bell's Plaza, turning lights on at 5 a.m. and off at 11 p.m.

Submitted sign designs do not meet Village ordinances, no internally lit signs will be allowed. Mr. Rainaldi stated there will be a sign on the building and lights on the building to keep the sign lit. They will submit

application to the Board. The Board wants to approve placement of all building and ground signs.

The Zoning Board of Appeals did grant the parking variance, but the Planning Board determines the configuration and number of spaces allowed in the front of the building. The County is the permitting agency, and can grant curb cut, but the Planning Board has the ability to determine the necessity of the curb cut in the site plan process.

Mr. Rainaldi stated that convenience elements are vital to the business therefore parking must be available around the front door for customers.

The Planning Board will need the County's input on the curb cut, the traffic engineering study, a final rendering of landscaping, and final elevations showing all the discussed changes before granting site plan approval.

As has been previously discussed, the Board asked that the brick on the building match the stucco material. The Design Criteria calls for a singular building material.

Mr. Rainaldi requested the Planning Board approve the project based on the County study, if the County approves. This request is due to the timing issue with his contract, and he would like to walk away with an approval with contingencies set by the Planning Board.

The Board stated that there were too many issues outstanding to grant a contingent site plan approval.

The Planning Board specifically stated they prefer not to have another curb cut in the front of the site. The original subdivision of the property allowed for one curb cut between Mr. Rainaldi's lot and the lot to the west. The County was involved in the decision to allow only one curb cut at the time of the original subdivision. The Board will review the County's study before voting on any approvals.

Mr. Rainaldi specifically requested a copy of the minutes, and will obtain permission from the neighbors regarding the grading.

### **SEQR Review**

Motion to declare the Planning Board the lead agency Earll Fontaine, seconded Betsy Taylor.

Drainage: will put topsoil on remainder of 3.9 acres and will retain consistent drainage patterns.

The Planning Board will review the County traffic study before answering the parking question and voting on the SEQR.

The Planning Board stated the final site plans must clarify the number of lights to be included on the building and all landscaping. The Planning Board recommended the Conservation Board be contact regarding suggested plantings and trees.

### **ADJOURN**

Motion by Earll Fontaine, seconded by John Hoffman that the meeting be adjourned at 10:06 p.m.

Motion carried.

Respectfully submitted, Michelle L. May  
Planning Board Secretary