

**VILLAGE OF HONEOYE FALLS PLANNING BOARD**

**December 9, 1996**

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

**ALSO PRESENT:** Michael Tobin, James Turner, Dave and Sharon Hafenstiner, Fred Rainaldi, Richard Rainaldi, Don Dobroski

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 November 11, 1996 be approved as amended. Motion carried.

**DAVID & SHARON HAFENSTINER : 79 MONROE STREET : SITE PLAN REVIEW : NEW GARAGE**

Mr. & Mrs. Hafenstiner presented plans for an attached two-car garage to be built at the rear of the house. The existing unattached 1 car garage will be demolished and the existing driveway from Monroe Street will be reseeded. The siding will be clapboard to match the existing siding on the house. Mr. Hoffman inquired about the windows and trim. Mr. Hafenstiner stated they would be the same as on the house. They propose to access the new garage from Maplewood Ave. The new driveway to the garage will be blacktop. The Hafenstiner's will be in contact with Monroe County for a roadcut permit for this access.

Motion by Thomas Judd, seconded by John Hoffman that Site Plan Approval be granted to Dave & Sharon Hafenstiner for construction of a two-car garage at 79 Monroe Street according to plans submitted November 8, 1996.

Motion carried.

**FRED RAINALDI : 135 WEST MAIN STREET : SITE PLAN APPROVAL : RITE AID PHARMACY**

Denise Heischman noted that Michael Schaffron comments in his letter of December 4, 1996 needed to be addressed. Mr. Rainaldi agreed the changes would be incorporated into the plans.

Ms. Heischman asked about the topsoil stock pile and raw grading covering. Mr. Rainaldi said they planned to spread and use the topsoil on site as long as it doesn't affect the drainage. Ms. Heischman stated that the "Blue Book" standards for covering grading should be followed.

The Chairman expressed concern about the landscaping. Particularly the size of the plants and their salt resistance. The plantings in front need to be "hood height" or 2 1/2-3 feet. The Conservation Board submitted comments on the landscaping plans. They expressed concerns with regard to planting the crabapple in close proximity to junipers and possibility of leaf fungus. Also, due to windy location of property, consideration should be given to species which are wind tolerant. The Conservation Board also commented on the snowplowing and where snow will be stored as well as the sensitivity of the plants to salt if that will be used in the parking lot and sidewalk areas. Mr. Rainaldi stated that snow would be plowed and stored in the rear of the property away from the landscaping areas. The Planning Board recommend Mr. Rainaldi and the Conservation Board setup a meeting to discuss these issues. Mr. Rainaldi agreed to contact the Conservation Board and set up a meeting with them.

Denise Heischman noted that the existing 18" Norfolk pine is not noted on the landscaping plan. It is

shown on Plan C. This should be noted on the landscape plans also. She also noted the Conservation Board could make recommendations for the protection of on site trees during construction.

Ms. Heischman asked if there would be an effort to preserve the exotic species that exist in the front of the property. Mr. Rainaldi said they are hoping to work with Pittsford Tree & Landscape and plan to preserve as much as they can.

Denise asked if there might be a need for a pedestrian crosswalk. Mr. Rainaldi pointed out that it wasn't really a pedestrian area. The Board agreed that no crosswalk would be needed.

The lighting will be on 25' poles facing straight down so that no light leaves the property. They will not be lit overnight. Hours of lighting will be 5 a.m. to 11 p.m.

The Board recommended adding full arch window surrounds with keystones at the top of the arches. They also recommended the color of the masonry base of the building match as closely as possible in shade to the upper section of the building.

Ms. Heischman pointed out there will be a separate application and permit for signage. Mr. Rainaldi plans to work with Empire Signs for the signage. Jim Turner suggested adding a block on the plans which indicate "future sign".

Recalculation of required parking spaces. Previous calculation had required 42 parking spaces. Upon a recalculation, 46 parking spaces are required.

The Board reviewed comments from Monroe County on the traffic impact study prepared by SRF & Associates for Mr. Rainaldi. Among their recommendations was to have one access at the east end of the site and sharing the proposed east access with the existing Rochester Lumber Company. The access could be on Rite Aid's property or Rochester Lumber's. If a shared access at this location cannot be negotiated, the County and the Board recommended that the proposed east end access be eliminated. Mr. Rainaldi and the Board agreed that if the shared entrance could not be agreed upon, Rite Aid would have one curb cut on the west end of the property. This is the original shared entry from the original subdivision of the property.

Mr. Rainaldi has had several discussions with John Hicks of Rochester Lumber regarding a shared access. Mr. Rainaldi said they propose to permanently close the existing Rochester Lumber access and reseed it. The shared access would be on the east side of the Rite Aid property.

Michael Tobin noted any shared access would need an agreement between the two parties. This agreement would need to be reviewed and approved by the Village attorney, Michael Tobin.

Motion by Betsy Taylor, seconded by Earll Fontaine that site plan approval be granted for construction of a Rite Aid Pharmacy at 135 West Main Street contingent upon the following:

- Approval of all engineering by the Village engineer to meet the requirements of Michael Schaffron of LaBella Associates letter of December 4, 1996.
- Landscape and grading plan revised to show the existing 18" Norfolk pine & be protected
- At the east lot line, removal of 2 parking spaces to allow planting of two large shade trees
- Agreement between Rite Aid and Rochester Lumber to run with the land to share one curb cut. If the drive is on the Rite Aid property, Rochester Lumber's access will be permanently closed and reseeded. The agreement will be reviewed and approved by the Village attorney.
- Architectural changes around windows to include full arch window surrounds with keystones.
- Cover seeding of raw grading and topsoil stock pile according to Blue Book specs
- The site plan approval does not include approval for any signage. The signage will be a separate

application and permit

Thomas Judd abstained. Motion carried

**THOMAS & EILEEN WEIGERT : 17 CHURCH STREET : SITE PLAN APPROVAL : GARAGE**

The Board reviewed plans for the garage submitted December 4, 1996 by Thomas & Eileen Weigert. Denise Heischman questioned the size of the windows on the drawings. On the drawings, the windows appear to be different sizes on each side and the back of the garage. Jim Turner explained that was just on the drawings. The windows on the sides and back of the garage structure are all the same size as noted on the drawings.

Motion by John Hoffman, seconded by Thomas Judd that Site Plan Approval be granted to Thomas & Eileen Weigert for construction of a garage at 17 Church Street according to plans submitted December 4, 1996.

Betsy Taylor abstained. Motion carried.

**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