

VILLAGE OF HONEOYE FALLS PLANNING BOARD

March 10, 1997

MEMBERS PRESENT: Denise Heischman, Chair, Earll Fontaine, Betsy Taylor, John Hoffman

MEMBERS EXCUSED: Tom Judd

ALSO PRESENT: Michael Tobin, Village Attorney, Jim Turner, Building Inspector, Timothy Holden, Steve Gustin, Trustee, Henry Besanceney, Bernie Block

Chairman Heischman called the Regular Meeting of the Village of Honeoye Falls Planning Board to order at 7:35 p.m.

MINUTES:

Motion by Betsy Taylor, seconded by John Hoffman, that the Minutes of February 10, 1997 be approved as amended. Motion carried.

TIMOTHY HOLDEN: 172 MONROE STREET: ADDITION OF 1 & 1/2 CAR GARAGE

The Board reviewed plans for a new 1 1/2 car garage to be attached to the house that Mr. Holden would like to build on his premises, adding to the old one car garage. Mr. Holden submitted pictures of the area concerned, as well as a signed list of neighbors he has spoken with, stating their approval of the proposed construction. This would be a single story building, with front over head doors and one rear overhead door, allowing drive-through of garden trucks if needed for backyard work; as well as a personal side door.. Grass will be around the side and rear of the building, with no additional parking allowed. Siding for the new garage will match the current siding on the house. All new garage doors will be used so that all match. Mr. Holden is planning to appeal to the Zoning Board on March 24 for a area variance as the side setback is not sufficient to meet the code.

Motion by John Hoffman, and seconded by Betsy Taylor, that the Planning Board grant site plan approval, with the conditions set, and contingent upon approval of area variance.

Motion carried. Mr. Holden will now go on to the Honeoye Falls Zoning Board of Appeals.

JOSEPH TROVATO: 68 EAST STREET: SITE PLAN REVIEW

Bernie Block, representing Mr. Trovato, presented tentative plans for the land at 68 East Street. His client, Joseph Trovato, is interested in purchasing all the property, demolishing all but the eastern most building, which will be retained for use as shop area, and building a new house and shop area. Mr. Trovato creates "jibs" used by the motion picture industry for holding large cameras. He plans to, if he is able to purchase the property, continue the one-man operation on site, and live on the property as well. As plans are tentative, pending many conditions, this was really an informal discussion. Some of the conditions include:

- variance needed as this would be bringing industry back into into an R1 District easements from (and for) the neighbors on both sides of the site
- the possibility of a subdivision or receiving tax breaks from the Village (demolition costs will be high.)
- purchase of the property hinges on what the village is agreeable to.

Chairman Heischman and Mr. Hoffman gave Mr. Block several ideas of "what will be needed" for future meetings with the Planning Board as well as the Zoning Board, such as number of employees, hours, traffic, noise, lighting, toxicity, and so on. Ms. Heischman also brought up the need for firmer plans, i.e.

two sets of plans - one for single house and one for subdivision , environmental overlays, etc. Mr. Block will contact the Village Office for the information and regulations he will need to check into.

CLOVER GREEN CONSTRUCTION: CLOVER MEADOWS SUBDIVISION SIGN REVIEW

Richard Rosen requested a decision on a proposed sign on the Cheese Factory Rd. entrance of Phase H. As ft. land in question is not Village property, the proposed sign will match the sign on Clover Street. The sign conforms to regulations the Board approved this. When the open space is dedicated to the Village, the Village will decide whether it stays and may need a maintenance agreement.

Motion by Betsy Taylor, seconded by Earll Fontaine, to approve the signage plan for Phase 2 at Clover Meadows. Motion carried.

Denise also spoke with Mr. Rosen about a meeting with Mike Shaffron, Paula Smith, and Mark IV engineers regarding the pond, mowing, and other possible problems. The Board has questioned if the pond was built to specifications. It is not filling in with wetland material as planned.

OTHER

Honeoye Falls Fence Ordinance:

There were some questions on the proposed legislation, particularly Section 190-30; Mr. Tobin will make some changes to the legislation regarding setbacks for accessory structures. Comments should be made to Deb at the Village Office, or home, before the April 14 meeting. The Board was asked to review the new fence legislation.

Rite Aid Corporation:

Rite Aid Corp. driveway issue: new driveway between Rite Aid and Rochester Lumber has been determined to be 36 feet (18 ft. for Rite Aid and 18 ft. for Roch. Lumber), which also changes the parking lot configuration. Mr. Rinaldi will need to file a new map with altered access noted, and he will need to request something in writing from the County stating they mandated 36 feet. A letter will be sent to Mr. Rinaldi requesting this be done. Note that the Conservation Board will need to see the new maps to review the revised landscaping there were concerns about the density of the plantings and their height. Varieties for screening the parking for the road are needed. Also some of the plantings currently there may be used.

Update of Zoning on West Main St.:

There are concerns that green space is not noted anywhere in writing . where sidewalks should be placed, how far they go, trees and shrubbery. While time was short, the process of looking over the West Main zoning was begun this evening. It was agreed that a minimum of 15 ft. greenspace is desirable and sidewalks would be hoped for up to the proposed Rite Aid, with street trees. Because of zoning issues, a request will be made to both Lima and Mendon for copies of their zoning at our border area, as well as any anticipated changes in zoning. A second Planning Board meeting will be scheduled for Monday, April 21 at 7:30 p.m, downstairs, to go over West Main Street maps thoroughly and discuss actual zoning.

Motion to adjourn by Earll Fontaine, and seconded by Betsy Taylor, at 9:35 p.m. until Monday, April 14, 1997 at 7:30 p.m..

Respectfully submitted,
Deb Milne-O'Brien
Planning Board Secretary