

VILLAGE OF HONEOYE FALLS PLANNING BOARD

April 14, 1997

MEMBERS PRESENT: Denise Heischman, Chairman John Hoffman, Elizabeth Taylor

ALSO PRESENT: Steve Gustin, Jim Turner, Rocky Pugliese, Trey Talbot, Barbara Dick, Jim Ghostlaw, Jeff Scherer, Mike & LuAnn Alcorn, Pat & Bill Graf, Phil Brown, Mel Farmer, Michael Tobin

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

MINUTES:

Motion by John Hoffman, second Betsy Taylor, that the minutes of March 10, 1997 be approved as revised. Motion carried.

OPERATION OF NEW BUSINESS: MIKE & LUANN ALCORN: CUSTOM BREWCRAFTERS: 93 PAPERMILL STREET

Mr. and Mrs. Alcorn appeared before the Board to seek approval for their new business a small-scale microbrewery. Their expectation is to open in June or July. Their business, while open to occasional tours, will primarily be in the manufacturing of beers for establishments within our area, going so far as Buffalo and eventually Syracuse. With the hiring of a Masterbrewer, the number of employees is expected to be around eight people. Ample parking has been provided, even with anticipated tours; deliveries will be restricted to a minimum. Odors were a concern to the Board, as well as excess water and waste. Excess water will be directed to the sewers, although there will not be a lot of water wasted in the brewing process; waste grains will be made available to area farmers; there will be some odor, (although not an unpleasant one) most odors appear in the steam, which will rise above the building and very quickly dissipate in the atmosphere. Security will be tight; the company is federally bonded with state and federal regulations being very strict regarding security. There will be no major changes in either outside lighting, or structure, with the exception of two metal condensers outside. Little to no noise is anticipated. Traffic was discussed the delivery trucks from the brewery will be small "milk truck" size.

There will be trucks delivering start-up equipment and a monthly delivery in larger trucks. Tastings and limited purchase of products in closed containers will be part of the brewery operation. The Alcorns are aware they need to get a separate sign application.

Trey Talbot, 67 Paper Mill Street.

Mr. Talbot voiced three concerns: 1) odor, 2) commercial trucks on weekends, and 3) the tight turn on Paper Mill Street.. Mr. Alcorn assured Mr. Talbot, and the Board, that there was little odor, they could personally restrict commercial vehicles to the Microbrewery on weekends, and agreed with concerns about the corner in question. The Board noted that corner is really a Village issue and not one for the Alcorns. Mr. Talbot looks forward to the business being on Paper Mill St., and expressed his good wishes to the Alcorns.

Rocky Pugliese, 30 Paper Mill Street

Mr. Pugliese voiced the same concerns as Mr. Talbot, but noted he felt reassured at this point. He went on to voice concerns about Paper Mill St that the Board should be aware of the speed limit and lack of enforcement, illegal fencing, lack of sidewalks, illegal parking, and number of children who were in jeopardy - that would be better brought to the Board of Trustees. Mr. Pugliese was thanked and Chairman Heischman urged him to bring these concerns to the attention of Village officials.

Motion by John Hoffman, seconded by Betsy Taylor that Site Plan Approval be granted to Michael & Luann Alcorn, Custom Brewcrafters, Inc., 93 Paper Mill Street., as per plans submitted April 2, 1997.

Motion carried.

JEFF SCHERER, MATHSTONE CORPORATION, 15 NORTON ST:REVISION OF PREVIOUSLY APPROVED SITE PLAN

The Board reviewed plans to change an one-family residence on Norton St., to a two-family home, to be used as rental property. Plans include one change to previously approved site plan a change in the porch area which will allow two separate entrances for the double house, rather than one. Siding will be removed from the house, cedar clapboard used instead, the existing drive and parking area, as well as the existing 2-car garage.

Motion by Betsy Taylor, second John Hoffman, to grant approval of the Site Plan Revision at 15 Norton Street.

Motion carried..

PHIL BROWN, 28 YORK STREET, SITE PLAN REVIEW:

Mr. Brown and Mr. McKinneon appeared before the Board with plans for a 250 sq. ft. addition to the Brown's home. This addition will extend the house out somewhat. The entire house will be re-roofed so everything matches, existing siding and windows will also be matched. The two front dormers will go, to be replaced with a side gable front.

Motion by John Hoffman, seconded by Betsy Taylor, to approve Site Plan dated March 26, 1997, providing all windows and siding match the existing structure.

Motion carried.

BUILDING VARIANCE/FLOOD ZONE: Wm. & PATRICIA GRAF: 157 ONTARIO STREET:

The Board held an informal discussion with the Graf's regarding their hopes to build a new home, with basement, in the Zone B Flood Zone at 157 Ontario St. The Graf's had conversations with several neighbors about flooding or lack of in the area. The Board voiced several concerns for the Graf's: public services possibly being needed by the homeowners if basement were flooded; safety for the house; a basement built in the flood zone area; utility and sewer issues, soil concerns and other engineering issues. The Graf's are looking at several options for a sewer system. All utilities would have to be flood proofed; the basement would have to meet flood structured standards.

The Board suggested that the Graf's really had to get more information on what can and cannot be built, according to both DEC and Village regulations; made several suggestions to possible changes in the proposed house plans to increase the elevation of the house above the flood plain and concluded with John Hoffman stating that they liked the plans, but all requirements would have to be met as well as some written notice to be filed with the County Clerk's Office that the Village could not be held responsible if case of any flooding. Chairman Heischman stated that the Zoning Board would need to understand that the house plans could meet the requirements stated in the Flood Zoning. The Board and CEO Jim Turner suggested that the Graf's get estimates and options from their builder and architect on costs for constructing the basement. The Village Engineer was asked to review the sewer options.

The Graf's will be appearing before the Zoning Board of Appeals on Monday, April 28 for an Area Variance.

RITE AID CORPORATION: 135 WEST MAIN STREET: LANDSCAPING

Following discussion of plans and landscaping, it was agreed that the Conservation Board really needs to look at the same. Denise will meet with Andy Smith and Paul Auburn on Wednesday on site and go over the proposed plans both "on foot" and looking over the maps.

REVIEW OF VILLAGE OF HONEOYE FALLS FENCE ORDINANCE (Section 190-53)

Discussion will be held at a later date as only three members of the Planning Board were able to attend this evening.

ADJOURN

Motion by Betsy Taylor, seconded by John Hoffman that the meeting be adjourned at 9:50 p.m. until Monday, April 21 at 7:30 p.m., motion carried.

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