

VILLAGE OF HONEOYE FALLS PLANNING BOARD

May 5, 1997

Members Present: Denise Heischman, Chair, Betsy Taylor, Earll Fontaine, John Hoffman

Members Absent: Tom Judd

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, seconded by Betsy Taylor, that the minutes of April 14, 1997 be approved.
Motion carried.

Chairman Heischman noted that the Johnson application was to be rescheduled at a later date once all paperwork had been received.

SITE PLAN REVIEW: ADDITION; SUSAN & GEORGE WIEGAND, 38 PAPER MILL STREET

The Board reviewed plans for an addition to the rear of the house, noting appreciation of photos describing plans. Sue Wiegand noted the possibility of a change to plans building an addition 16' x 16' rather than 14' x 16'. The plan meets the design criteria; both variations will meet all zoning requirements.

Motion by John Hoffman, seconded by Betsy Taylor, that Site Plan Approval be granted to Susan and George Wiegand, 38 Paper Mill St, for an addition of 14'x 16' or 16' x 16'. Revised plans will be submitted for the building permit.

Motion carried.

INFORMAL DISCUSSION: KENNETH & LAURIE GUENTHER: 22 PAPER MILL STREET

The Board and the Guenther's discussed possible plans for land that may be sold at some point on Paper Mill St. The Board recommends holding a neighborhood discussion on the possibility of development of two lots behind Ontario and Paper Mill Streets

SITE PLAN REVIEW: EDWARD & SHARON PECK: 146 CHEESE FACTORY ROAD

The Board reviewed current plans for the 146 Cheese Factory site, looking over plans created by Mr. Peck. A well, septic, telephone and electric are in place; sewers are being considered as well. The house will be set back about 1000 feet, within 13 acres, so setback will be no problem. The Board did question about a possibility of a third culvert, or bridge, to address flooding. Mr. Peck plans to add the third culvert. The Fire Department has approved the plans; the Septic system, although it will be enlarged, is sufficient and has been approved by the Health Department. The Board suggested a Radon test be done, just for reassurance, and noted that they would need to see the engineer's report on driveway culverts, elevation and creek flow-through before giving final approval.

SEQR REVIEW: Motion by Betsy Taylor, seconded by John Hoffman that the Village of Honeoye Falls Planning Board act as Lead Agency for the purpose of review of the

Edward and Sharon Peck application for construction of a new home at 146 Cheese Factory Road.
Motion carried.

The Board reviewed the State Environmental Quality Review Full Environmental Assessment Form prepared by Mr. Peck.

Motion by John Hoffman, seconded by Betsy Taylor to adopt the following resolution:

WHEREAS Edward and Sharon Peck have prepared a Full Environmental Assessment Form for

construction of a new home at 146 Cheese Factory Rd; and

WHEREAS, the Planning Board has reviewed the proposed plans for the new home construction; and

WHEREAS, considering the magnitude and importance of each impact, the Planning Board found that no significant environmental impact exists.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board as Lead Agency, that the construction at 146 Cheese Factory Road will not result in any significant adverse environmental impacts.

Motion duly adopted.

CONSTRUCTION APPROVAL:

Motion Earl Fontaine, seconded by Betsy Taylor, to grant approval on footprints and elevations according to plans submitted for construction of a new home at 146 Cheese Factory Road, contingent upon the following: siltation control measures, erosion control measures, culverts, septic, placement of utilities, and engineering for driveway and elevation of same.

Motion carried.

MATHSTONE SUBDIVISIONS: 10 CARRIAGE STREET

Due to discrepancies in the papers submitted by Mathstone, these applications will be held until after the regularly scheduled June 2 meeting. Attorney Tobin will contact a Mathstone representative and a Public Hearing will also be scheduled at a later date.

RITE AID: 135 WEST MAIN STREET

Mike Shaffron has signed off on the drainage issue; the tree species have been changed maples are suggested for the front, Bradford pears for the parking lot; height of plantings will be hood level and water easements issue is noted to be between Rite Aid and the Water Authority. Rite Aid personnel will also have to approve the above, review their landscape plans, and check with the water authority. They can then apply for their building permit and get going with construction. The Conservation Board has submitted a revised landscape plan.

FENCE LEGISLATION

Attorney Tobin will forward information to Chair Heischman.

The Board informally discussed structure height regulations and the number of original barns that are in the Village.

A second meeting to discuss West Main St. zoning was scheduled for Monday, May 19, 1997 at 7:30 p.m.. The Board will meet downstairs.

ADJOURN

Motion by Betsy Taylor, seconded by John Hoffman that the meeting be adjourned at 10:00 p.m. until Monday, May 19 at 7:30 p.m. Motion carried.

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