

VILLAGE OF HONEOYE FALLS PLANNING BOARD

2 June 1997

MEMBERS PRESENT: Denise Heischman, Chair, John Hoffman, Betsy Taylor, Tom Judd

ALSO PRESENT: Jim Turner, Mike Tobin, Sharon Kissick, Craig Osterling, Bill & Pat Graff, Greg Fisher, Linda Teague, Ruth Worden, Carolyn Borate, George "Jo" Johnson

Chairman Heischman called the Regular Meeting of the Village of Honeoye Falls Planning Board to order at 7:33 p.m.

MINUTES:

Motion by John Hoffman, seconded by Betsy Taylor, that the minutes of May 5 be approved as written. Motion carried.

SITE PLAN REVIEW: NEW STRUCTURE 1 MAPLE STREET: CRAIG OSTERLING

The Board reviewed plans and photos for what will be the replacement of the newly-demolished old barn. The new structure will be very near the old location, and is well within the zoning for that area.

Motion by Tom Judd, seconded by John Hoffman, that Site Plan Approval be granted to Craig Osterling for a new barn at 1 Maple Street according to plans submitted on May 22, 1997.

Motion carried.

INFORMAL DISCUSSION: SHARON & BARRY KISSICK: 961/2 WEST MAIN ST.

The Board discussed plans for a new home at 96 1/2 W. Main St. with Sharon Kissick, offering several suggestions. There will be a few changes made to the plans submitted including less porch area, changes to dormers, and the greater roof area these changes will entail. Mrs. Kissick feels the actual building will not occur until next year, possibly late spring or summer. As Final Drawings and Site Plans will be needed, showing drainage, grading, sewer, setbacks, the house plan itself, etc., the Board suggested that the Kissicks wait until next spring to submit their final plans for approval

INFORMAL DISCUSSION: CAROLYN BORATE & JO JOHNSON: 92 N. MAIN ST.

As Ms. Borate and Mr. Johnson have recently learned there is a question about the sewers on (or not on)

the property they wish to purchase, the Board discussed plans for the porch gable and garage. Once the sewer issue is resolved, Ms. Borate and Mr. Johnson will need to submit an actual Site Plan, with utilities, setbacks, sewer, etc.; driveway plans, and footprint.

SITE PLAN REVIEW: WILLIAM & PATRICIA GRAFF: 157 ONTARIO STREET

The Graffs received their variance for a structure in Zone B Flood Zone. The Planning Board reviewed final plans for the site at 157 Ontario Street, noting the new sanitary pump using existing lateral lines, new pipe depth of 4 ½ - 5 feet; electric service is provided for and basement elevation have been raised to 672.5'.

SEQR REVIEW: Motion by Betsy Taylor, seconded by Tom Judd that the Village of Honeoye Falls Planning Board act at Lead Agency for the purpose of review of the William & Patricia Graff application for construction of a new home at 157 Ontario St. Motion carried.

The Board reviewed the State Environmental Quality Review Short form. A negative declaration was declared.

Motion by Betsy Taylor, seconded by John Hoffman, to grant site Plan Approval to William and Patricia Graff for construction of a new home at 157 Ontario Street according to plans submitted on June 2, 1997.

Motion carried.

SITE PLAN REVIEW: CLOVER GREEN CONSTRUCTION: 28 PRIDE STREET, LOT 14

The Board reviewed plans for the Woodstock, Lot 14, which is wider at the setback than the allowed footage for a medium lot in the subdivisions. than previously approved at the setback. Although an area variance will have to be applied for, the records should show that the Planning Board feels the setback is necessary, that "the house should be where it is to keep the feeling of the streetscape and esthetically." In order to place the house at the approved setback an area variance is needed.

Motion by Tom Judd, seconded by John Hoffman, to grant Site Plan approval for The Woodstock, Lot 14 according to plans submitted May 16,'97 with all four sides matching front trim, and contingent on approval of an Area Variance from the Zoning Board.

Motion carried.

SITE PLAN REVIEW: CLOVER GREEN CONSTRUCTION: 31 PRIDE STREET, LOT 21

Motion by Betsy Taylor, seconded by Tom Judd, to grant Site Plan Approval to Clover Green

Construction for the Sheffield, Lot 21, according to plans submitted and revised on May 16, 1997 to accommodate the same trim on all four sides, and contingent on approval of an Area Variance from the Zoning Board

Motion carried

Note that there remains some questions about the pond elevations/depth located in the Mark IV construction area. Denise Heischman, Mike Schaffron, and a representative of Mark IV to meet as soon as possible.

A Public Hearing will be scheduled to cover all subdivisions for Mathstone involved transferred or not yet transferred on July 7, 1997.

NORTON MILLS:

Representatives from Mathstone presented plans for, an eight-lot, 16-unit subdivision to be located at Norton Mills. This will be a single roadway on a cul de sac, which eventually may be dedicated to the village and will be built within village zoning. Discussed were pedestrian easements, cross easements, trails, and snowplowing for sidewalks and rectangular road cul de sac. There has been some consideration of water run-offs and basements, possibly the use of swales. Variances will be needed for four of the lots which are wider than the allowed 80 feet. There will be a need to put in writing the open space, dedication of greenspace to village, maintenance of open space, showing of sanitary lines, actual lot sizes on the site plan. Subdivision plans should show all the parcels being subdivided. Additionally, a more clear understanding of Mathstone's intentions as to the rental, or sale, of units is needed. At this point, Mathstone plans to retain ownership of all units.

The Board will convey to the Zoning Board of Appeals that the Planning Board feels the current site plan

and livability layout meets the spirit of the law and recommends the ZBA grant the variances.

Tom Judd expressed disappointment in the variety of the type of building units proposed the T.V. legislation provides for more of housing mix. Linda Teague of Mathstone responded that it was not profitable to build single units in the development area. The Board also asked Mathstone to talk to their architect, Jim Durfee, about variations in architectural details on the buildings.

Mr. Tobin suggested that applications for variances be filled out and applied for immediately so that a Public Hearing could be scheduled for the June 23 ZBA meeting. Following that, a Public Hearing could be scheduled for July 7 Planning Board Four variances will be needed (1,2,7,8) all dealing with lot width.

ADJOURN

Motion by John Hoffman, seconded by Denise Heischman, that the meeting be adjourned at 10:55 p.m.
Motion carried.

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