

VILLAGE OF HONEOYE FALLS PLANNING BOARD

7 JULY 1997

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

ALSO PRESENT: Linda Caccamise, David Buschner, Laurie & Ken Guenther, Art English, John Schlitzer, Max Stoner, Craig Fisher, Dwight Harrienger, Ruth Worden, Michael Tobin, Village Attorney, Jim Turner, Building Inspector.

Chairman Heischman opened the Regular Meeting of the Honeoye Falls Planning Board at 7:32 p.m.

Ms. Heischman read a copy of a letter to Richard Rosen of Mark IV Construction from Brendan Bystrak of Parrone Associates, Mark IV's engineers, regarding a meeting with Mike Schaffron, LaBella Associates and village engineer, Denise Heischman, Planning Board, and himself; concerning the pond located at the Clover Meadows subdivision. The pond is not built at all to the specifications on the maps, it is deeper, the grade is not correct, it doesn't follow what was agreed to at all. Depth readings will have to be taken as well as some work on what was to be a shallow area. Chair Heischman and Michael Tobin will meet to talk more about the pond, and to document irregularities with this subdivision.

MINUTES

Motion by John Hoffman, seconded by Tom Judd, to approve minutes as amended. Motion carried.

SITE PLAN REVIEW: NEW GARAGE: 42 MAPLEWOOD AVE: LINDA CACCAMISE

The Board looked over the proposed plans for this new 1 1/2 story garage, noting that there is a concern with the proposed height of 21 feet (there is a 20 foot height allowable for accessory structures in the village.) Actual dimensions are to be 32' x 24', with two bays, as well as a work area, storage and a loft. Ms. Caccamise plans to install "carriage house" doors, window trim will be similar to the existing house trim, and windows facing the street will match house windows with a triangular pediment over the window with trim width to match the house. Other windows will be standard. As Ms. Caccamise does not plan to begin construction until mid-August, the Board asked that the following be submitted:

1. Actual side and back setbacks be defined on the site plan
2. Architectural details: windows, doors, trim, materials
3. Actual height
4. Actual dimensions
5. Footprint of shed
6. Square footage

Motion by Betsy Taylor, seconded by Tom Judd, that the Board give Planning Board Chair Denise Heischman approval to sign off on the Site Plan upon submittal with revisions that meet the criteria outlined above by the Board. Motion carried.

SITE PLAN REVIEW: NEW GARAGE: 73 ONTARIO STREET: DAVID BUSCHNER

The Board looked over plans for a new garage; this is a very deep lot so there are no anticipated setback difficulties. This is a 2-story structure, with a window on the upper floor, facing the rear; and windows on the east side, facing the yard, 20 feet in height. Jim Turner, Building Inspector, notes there are no water/drainage concerns. The upstairs will have some electrical wiring and is planned to be used as a Rec. Room. Materials to match the existing house, with a gravel driveway and turnaround for now. A Building Permit is still needed.

Motion by Betsy Taylor, seconded by John Hoffman, that the Board give Planning Board Chair

Heischman approval to sign off on the Site Plan upon submittal with the following revisions:

- Full elevation drawings, including side and back, indicated on Site Plan Driveway noted on Site Plan
- Siding materials noted
- Window locations and trim noted on Site Plan Back and Side Lot lines indicated on Site Plan.

Motion carried.

PROPOSED SUBDIVISION: 22 PAPER MILL ST.: KEN & LAURIE GUENTHER

Art English, surveyor for the Guenther's, discussed the proposed subdivision with the Board. The proposed new plot would be 80 feet wide and 216 feet deep, with .479 acreage; this leaves .734 acres. Discussion centered around concerns with drainage; there is a natural ridge, with front drainage. A 15-foot wide drainage easement would be needed, as well as proposed new catch basins to hook up to the existing catch basins. The builder would do the work on a new sewer main, storm catch, and clean up the lateral in the front yard, with village personnel to observe and advise. Note that while a house is depicted on the site plan, this is only conceptual this application is for the subdivision of the plot.

Following continued discussion, it was agreed to schedule a Public Hearing for the Subdivision of the Plot for Monday, August 4. Comment sheets to be sent to Mike Schaffron of LaBella for his comments; a SEQR will be completed at the Public Hearing. The Guenthers were advised to obtain the Public Hearing Notice Sign, and have it posted for 10 days prior to August 4.

PUBLIC HEARING: NORTON MILLS SUBDIVISION: MATHSTONE CORPORATION

The Chair entertained a motion from Earl Fontaine to open the Public Hearing, seconded by Tom Judd. The Public Hearing was opened at 8:50 p.m.

Graig Fisher and Dwight Herrienger of Mathstone began the explanation of the subdivision project, located 150 feet west of Norton St. and West Main, as well as several small pieces of property which will make the subdivision more regularly shaped. This project follows the old railroad right-of-way. There are eight (8) lots in the proposed subdivision of double homes, as well as a retention facility, and possible future office space, which would be located near the current Genesee Hospital labs. This subdivision is part of previously approved conceptual plans, including walkways, trails, etc. Phase 1 of Norton Mills. Dwight lead a discussion of the trails and detention area. The existing sanitary system has capacity to handle the project. A few additional culverts will be added to be sure of no water/drainage problems Streets are planned to be 20 feet wide (standard) with curbs and catch basins. Landscaping and street trees will be provided by Mathstone; snowplowing will need to be discussed some more. Greg Emerson had some concerns about where snow was to be placed, actual plowing, and plowing the sidewalk configuration. Mike Shaffron's comments are needed for this subdivision plan as well; Mathstone has options to add paver bricks to the sidewalk corners to fill out the width discussed; other changes requested have been indicated on the plans submitted June 24, 1997.

PUBLIC HEARING: NORTON MILLS SITE PLAN: MATHSTONE CORPORATION

The Public Hearing for the Site Plan for Norton Mills was opened at 9:17 p.m. Again, Graig Fisher and Dwight Herrienger led the discussion for Mathstone. Wood siding and trim will be used for all as well as brick chimneys, porches will be on each unit (2 per actual building) but located in different areas, i.e. one off side, one off rear. Garages will be set back from main entrances and for the most part placed to the side and rear of the building to detract from the actual living place

The Public Hearing was closed at 9:30 p.m.

ACTION ON PUBLIC HEARING ITEMS

There continue to be concerns with the snowplowing. It was determined that at this point in time, the most feasible idea will be for Mathstone personnel to work directly with Greg Emerson, and village personnel, on any snowplowing issues, particularly with sidewalk plowing. Easements for Lots 1 and 2 will be needed to allow for the village OR Mathstone to "store" snow. Drainage there will be set.

The Zoning Board of Appeals have granted the area variances needed for Lots 1, 2, 7, & 8. The barn in R1 will be left as is for the time being, with the potential for an entry from this subdivision project; the Planning Board does need more comments from Mike Schaffron, village engineer. Attorney Tobin brought up the questions of open, or green space. The overall concept does allow for, and include, 35 % open space in this TV district. Mathstone will need to indicate at least 25% open green space on their site plans. A SEQR was already completed for this project and will not need to be done again. Also raised was a question about the type of fencing planned at the rear of the subdivision, alongside Killenbec's property.

John Hoffman made the motion, Betsy Taylor seconded, that the Planning Board grant approval for the Norton Mills Subdivision, according to the map submitted June 24, 1997, and contingent upon the following:

- Comments from Mike Schaffron, Village Engineer; *Easements for Lots 1 & 2;
- 25 % Open space indicated on the map.

Motion carried.

Site Plan approval will be put on hold until the Planning Board receives comments from both Mike Schaffron and the Conservation Board; and a determination of fence type. This will be put on the August 4 agenda for the Planning Board.

COMMUNICATION TOWER REGULATIONS

The Board went over items noted in Mayor Morton's letter to them regarding communication tower regulations. The Board stated the need to write legislation for communication towers; at present there is no criteria for towers. Mr. Tobin clarified co-location, and digital vs. analog; Chair Heischman noted that the village can't "keep out" the towers, however the towers can be zoned to particular areas. Input from the Dept. of Parks and Historic Preservation will probably be needed as well. Mr. Tobin will refer

to some of his previous information regarding other villages' experiences with these towers, and discuss further with Ms. Heischman. The Board will review model legislation and materials provided by the Village attorney. The Board believes they can have something in place by November a moratorium may be requested.

Chair Heischman reminded Board members to get to the Village office to review information as needed; the Secretary was requested to copy the Parrone letter mentioned above to everyone on the Board.

A request was received from Mark IV to begin building on a basement for a new structure at Clover Green; plans have not yet been submitted; request denied.

Motion to adjourn at 10:30 p.m. by John Hoffman, seconded by Betsy Taylor, motion carried.

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