

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

**ALSO PRESENT:** James Turner, Michael Tobin, Greg Emerson, John Schlitzer, Arthur English, Judy Farrar, Kenneth & Laurel Guenther, John Moffit, Mr. & Mrs. Rocky Pugliese, Max Stoner, Craig Fisher, Dwight Harrienger, Linda Teague, Michael Schaffron, Richard Rosen.

Chair Heischman opened the Public Hearing for the two-lot Guenther Subdivision, owners: Kenneth & Laurel Guenther; 22 Paper Mill St., at 7:30p.m. Art English, surveyor for the Guenther's, described the subdivision plans. Michael Schaffron, of LaBella Associates, and John Schlitzer, Guenther's engineer, has been in contact several times and are in agreement with the final plot plan. Mr. Schlitzer, Mr. Turner and Mr. Emerson have met and agreed that the lateral in the front area will be installed by the developer, with village personnel to observe and advise. Ms. Heischman opened the floor for public comments.

**Mr. and Mrs. Rocky Pugliese, 30 Paper MM Street**

Mr. Pugliese had several comments and questions for the Board; among them were questions regarding his concerns about a side-access garage on an 80 foot lot, easements needed or existing for this subdivision, drainage issues, sidewalks, general safety in the area, an whether or not the Board felt Paper Mill Street was a large enough area to handle a subdivision and thus more growth. Chair Heischman noted that a front-load garage would only be allowed in an R1 District on an 80-foot lot if the garage were to be set back from the front of the house. The Board, Mr. Schlitzer, and Mr. Pugliese spoke at length on the drainage issues and sidewalks. Mr. Schlitzer stated that there are provisions for an extension of the storm sewer and a new catch basin would be installed; he felt there would be no more water on the property than is already draining there, and that the situation may well improve. Ms. Heischman noted, upon confirmation from Attorney Tobin, that if the subdivision meets all zoning regulations, there is really no legal reason to deny the application, but that the Board would take Mr. Pugliese's concerns into consideration, as well as the livability factor in the he area. The Board also urges Mr. Pugliese to take his concerns with traffic, street speed and sidewalks to the Village Trustees. Mr. Pugliese stated, for the Minutes, that "should the [Guenther] subdivision later be approved as a building lot, and a home is built there with a front-load garage, I will expect to be reimbursed [by the Village] for the [side-load] garage I was forced to have built." Mr. Judd noted to the Board that purchase of the lots and subsequent building on the same lot(s) could be made contingent upon Building Site Plan Approval by the Board. Mr. Pugliese also cautioned the Board that there are major grading issues in the lot; careful attention should be kept to elevations and gradings; Mr. Schlitzer agreed that certainly design and construction plans would need to be looked at carefully.

**John Moffitt, 46 Ontario Street**

Mr. Moffitt also had questions regarding an 80-foot lot, particularly why this was designated at 80 feet rather than the 100 feet generally in that area. Ms. Heischman explained that this was a new subdivision; the old regulations did not apply in this R1 District. Mr. Moffitt also asked which trees would have to be removed; Mr. Schlitzer felt that possibly six 8-12 inch trees would be taken down, the two front maples would not be touched. The Board, Mr. Moffitt and Mr. Pugliese discussed the existing 20-foot easement on the Guenther property. This easement is understood by neighbors to be for a driveway access, not a road. This led to a discussion and definition of existing flag lots in the area and whether this new subdivision would lead to this type of lot. The Board assured them that setbacks would be maintained on the new lot.

**Judy Farrar, 5 Rittenhouse Drive**

Mrs. Farrar also expressed her concerns about too many houses on Paper Mill Street, stating "this is becoming a street of driveways."

Chair Heischman called for a motion to close the Public Hearing; Mr. Hoffman made the motion, Mr. Fontaine seconded; unanimous. The Public Hearing was closed at 8:12 p.m.

The Board, Mr. Schlitzer, Mr. English, Attorney Tobin, and Building Inspector Jim Turner discussed a letter from Michael Schaffron of LaBella Associates noting that all suggestions from LaBella had been complied with. Mr. Tobin stated that the easement should be signed over to the Village for the storm, sewers and two catch basins. Further, Mr. Tobin stated that approval of the subdivision does not give approval for development. An additional application for site plan would need to be made for building purposes. The subdivision map will show the highway easement, catch basins and drainage. Further, the recorded map will state that the purchaser/developer of Lot 2 will be required to add catch basins, drainage, easements and obtain site plan approval before building on the lot. Chair Heischman noted for the minutes that the Board would take into consideration all comments from the public if this lot should be sold; that the lot could only be sold contingent upon the purchaser adding the catch basins and necessary grading for positive storm water drainage and being subject to a new easement as shown on the map as approved by the Village.

**SEQR Review:**

Motion by Earll Fontaine, seconded by Thomas Judd that the Village of Honeoye Falls Planning Board act as Lead Agency for the purpose of review of the Guenther Subdivision application. Motion carried.

The Board reviewed the State Environmental Quality Review Short Environmental Assessment Form. Motion by John Hoffman, seconded by Thomas Judd to adopt the following resolution:

**WHEREAS**, Arthur English has prepared an Environmental Assessment Form for subdivision of 22 Paper Mill Street; and

**WHEREAS**, the Planning Board has reviewed the proposed plans for the subdivision; and

**WHEREAS**, considering the magnitude and importance of each impact, the Planning Board found that a potential for drainage problems from surface water runoff does exist but that these drainage problems will be mitigated by the plans submitted;

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board as Lead Agency, that the subdivision of 22 Paper Mill Street will not result in any significant adverse environmental impacts.

Motion duly adopted.

Motion by John Hoffman, seconded by Earl Fontaine, that the application for the Guenther Subdivision at 22 Paper Mill Street be approved. Motion carried.

**SITE PLAN REVIEW: ADDITION: 5 RITTENHOUSE DRIVE: JOHN & JUDY FARRAR**

The Board looked over plans for the addition to the Farrar's home, noting there are not set-back difficulties involved, the plans meet the design criteria and the addition will be an asset to the home.

Motion by Earll Fontaine, seconded by John Hoffman, to grant Site Plan Approval for the addition at 5 Rittenhouse Drive. Motion carried.

**SITE PLAN REVIEW: NEW HOME: LOT 54,3 MINER STREET**

Richard Rosen presented plans for a new house on 3 Miner Street, Phase II of Clover Green.

Motion by Earll Fontaine, seconded by John Hoffman, to grant Site Plan Approval for Lot 554, 3 Miner Street, as per plans dated July 1, 1997. Motion carried.

#### **SITE PLAN REVIEW: NEW HOME: LOT 12,24 PRIDE STREET**

Mr. Rosen submitted a site plan for Lot 12 at 24 Pride Street, noting the following changes:

- \*addition of a dormer for the finished room over the garage
- the porch is about 2 feet wider than previously submitted
- there is one larger dormer, rather than two smaller ones as previously submitted
- addition of brick on the room projection around the chimney and around to the front wall of the front porch.
- matching window trim on front and back

Motion by Tom Judd, seconded by Earll Fontaine to grant Site Plan approval according to revises plans dated July 12, 1997. Motion carried.

#### **SITE PLAN REVIEW: NEW HOME: LOT 14,28 PRIDE STREET**

Mr. Rosen submitted plans for Lot 14, with the following changes requested by the purchaser indicated on the plans:

- addition of gable on bay window facing the pond \* addition of another sliding glass door
- one 16 ft. wide garage door, rather than two 8ft. wide garage doors

Revised plans will be submitted for the files.

Motion by John Hoffman, seconded by Tom Judd, to grant Site Plan Approval for Lot 14, 28 Pride Street as per revisions noted above. Motion carried.

#### **SITE PLAN REVIEW: NORTON MILLS: MATHSTONE CORPORATION**

Michael Schaffron of LaBella Associates and Dwight Harringer for Mathstone have met and discussed the letter sent from LaBella several times, covering all noted items. They are in agreement with all points; engineering items include sanitary, storm, grading and roadway. Mrs. Schaffron also had comments on these items: sanitary sewer from Norton Street will need more slope; testing of sanitary sewers and manholes; reviewing the easement width with the sewer which will be dedicated to the Village; storm materials should be a high density poly.; and the roadway, which should include a sidewalk that is level as it crosses the driveways with more traditional apron. Mr. Schaffron and Mr. Harrienger will continue to keep in touch and work together through the continuing of this project.

A concern was voiced by Michael Schaffron regarding the number of trees that may need to be removed; Mr. Stoner explained that although most of the trees to be taken out are undersized or misshapen walnuts, as well as two twin walnuts, Mathstone will be planting a number of other trees, among them 8 red maples, 6 red oak and 38 scotch pines, as well as 13 other trees. The Board agreed with Mathstone's assessment of tree values.

Other points brought up were concerns about the easements for sanitary, storm and snow storage.

Eventually, open space will be dedicated to the Village as well as a road dedication. Continuing discussions will take place regarding the possibility of the Village taking an easement in lieu of dedication. The open space criteria has been met for this phase. The area marked on the map behind 55 West Main Street will be traded for future open space in Phase II, which will be more suitable for public use. Greg Emerson voiced concerns about sidewalks, which will, following discussion, be made level rather than a "dip" at driveways; and about snow removal. Greg will follow up on this with a letter to Mathstone

requesting that any homeowners or renters will be made aware that while village personnel will plow the street and sidewalks, corners will be done at later dates as needed. Greg also voiced concerns about the bricks to be used for a focal point in the center of the complex. Mathstone personnel and Board members discussed this area and are comfortable with what will be done with the center. The brick square will be flush with the road surface.

Mathstone is reminded to fence all trees that are not to be removed during construction; there is always a problem with accidental destroying of vegetation and trees during building, which should be carefully monitored, trees should be fenced.

Motion by Tom Judd, seconded by Earll Fontaine to grant site plan approval for Norton Mills contingent upon:

1. Easements as set forth
2. Engineering to meet Michael Schaffron's specifications noted on final map.

Motion carried; Chair Heischman will sign off on the final site plan.

## **MINUTES**

Motion made by John Hoffman, seconded by Earll Fontaine, to approve the minutes of July 7, 1997, as revised. Motion carried.

The August meeting of the Honeoye Falls Planning Board was adjourned at 10:12 p.m.

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