

**MEMBERS PRESENT:** Denise Heischman, Chair, Thomas Judd, John Hoffman, Elizabeth Taylor

**MEMBERS ABSENT:** Earl Fontaine

**ALSO PRESENT:** Jim Turner, Michael Tobin, Eric & Betsy Muench, Al & Carol Haas, Scott Haas, Craig Fischer, Todd Staring.

The September meeting of the Honeoye Falls Planning Board opened at 7:30 p.m.

**SITE PLAN REVIEW: ERIC & BETSY MUENCH: 89 EAST STREET: NEW GARAGE**

Mr. Muench presented plans for a new building, a two-story , two-car garage. The plans submitted differ somewhat from plans submitted previously due to height questions. The current Village ordinances approve 20 foot high accessory buildings, however a two story building at that height and width would be extremely difficult to design, and would require a fairly flat roof to allow for any reasonable headroom on the second floor. Preferably, the Muench's would like to get a variance from the Zoning Board to build at 24 feet, which would proportionately fit in well with their adjacent house.

This led to a discussion of current Village ordinances and established height requirements. The Planning Board will be discussing this issue further as there have been several instances where height of a new accessory building would be esthetically more pleasing in relation to adjacent buildings if the new structure was built at a greater height than is currently allowed, as in both the Buschner garage on Ontario St. and this current plan.

The Board and the Muenchs' discussed the height ordinance and possibility of approving a 20 foot

structure at this time, which would allow the Muenchs' to build the first floor this fall as hoped for. The second floor, which would put the garage above the 20 foot height, is not planned for until Spring 1998. By that time, it is probable that new legislation will be in place regarding allowable heights, and the Muenchs' will apply to either the Planning or Zoning Board as needed for the garage's second floor. The Planning Board will, however, send a letter to the Zoning Board of Appeals noting the Planning Board's approval of a 24 foot accessory building contingent upon the Zoning Board's allowing the variance.

Also discussed were materials to be used for the new structure. Mr. Muench noted that the entire first floor will be poured concrete, all around. This will be used for storage of antique boats and the walls will need to be secure. Vertical board & batten or vertical board would be traditional vertical, vinyl, and cedar shake siding has been discussed; the Muenchs' are urged to look at similar village structures; i.e. barns; to get a better idea of what type of siding to use.

Motion by Tom Judd, and seconded by Betsy Taylor, to grant Site Plan Approval for construction of a 20 feet in height garage according to plans submitted on September 2, 1997. Motion carried.

**DISCUSSION: AL & CAROL HAAS: HAAS SUBDIVISION: MONROE /MAPLEWOOD**

Craig Fischer led the discussion of a proposed 3-lot subdivision of the land belonging to Al and Carol Haas, with common access easement. There are no zoning or setback problems anticipated; these are huge lots, with access at the old railroad on the north side of Monroe, following the RR line

There are two issues to be resolved before going ahead with plans:

1. Whether a complete topographical survey is really needed; much of the land will be left as is, this is a huge site and heavily wooded. The Haas' would like to survey only within 100 feet of each of the three

sites, rather than the entire subdivision.

2. Septic vs. sewer: the Haas' would prefer a septic system. The village ordinance mandates that all residences be served by the sewer system if lots front on a street where sewer is available. There is sewer on Monroe St., however the sites are 2500 ft. away from the line so they are looking at septic, or possibly a gravity sewer down Maplewood Ave., or across lot lines. The Haas' have been clearing some of the land in hopes of a septic, however care must be taken as much of this property is in the Environmentally Protected District. There is a federal wetland near the pond where clearing has taken place. Wetlands are regulated There was a discussion of its benefits to the creek and ground water.

Development of this project would be phased: Phase 1, Spring 1998, Site Plan Approval for a permanent barn-type structure, approximately 40 x 80 for storage of construction vehicles; Phase II, Fall 1998, Subdivision Approval; and Phase III, Spring 1999, Construction of the first of three homes.

The Board did agree that a complete topographical survey was not necessary, a survey of 100 feet within the three sites would be acceptable at this time. There is also a concern on the Board's part regarding conservation easements; pedestrian easements may prove to be difficult as well which will effectively shut-down access to the creek for future trails.

Craig Fischer and Al & Carol Haas will need to meet with Greg Emerson, DPW and Michael Schaffron, Village Engineer to discuss the sewer/septic issue. Craig will contact Greg to set up a meeting and has been given a copy of Mike Shaffron's comments of September 2, 1997. A Public Hearing regarding this proposed subdivision will not be necessary until after these issues have been resolved and the Haas' appear formally for subdivision approval.

#### **OTHER BUSINESS:**

A second meeting will be needed this month to

- \*discuss accessory building heights;
- \*tower legislation
- \*revisit West Main Street.

A meeting will be held on Monday, September 29 at 7:30 p.m. Deb will send a memo to Planning Board members to remind them of this.

#### **MINUTES**

Motion made by Tom Judd, seconded by John Hoffman, to approve the minutes of the August 4, 1997 meeting as revised. Motion carried.

#### **DISCUSSION OF POND ISSUE AT CLOVER MEADOWS**

Chair Heischman led the Board in discussion of the pond at Clover Meadows. The pond does not exist as was approved, water quality is poor, what little growth exists is being mowed by residents, a portable boat dock has been put up, and the water survey that was supposed to have been done by Mark IV quite some time ago has not yet been done... Chair Heischman, Michael Saffron, Brendan Bystak and Richard Rosen met to discuss the situation and no visible follow-up has been done as yet by Mark IV, as had been agreed upon. Attorney Tobin will investigate the matter a bit further and send a letter demanding intentions.

The September meeting of the Planning Board was adjourned at 10:05 p.m

Respectfully submitted,  
Deb Milne-O'Brien, Secretary