

**VILLAGE OF HONEOYE FALLS PLANNING BOARD**

**October 6, 1997**

**MEMBERS PRESENT:** Betsy Taylor  
John Hoffman  
Earll Fontaine  
Tom Judd

**MEMBERS ABSENT:** Denise Heischman

**ALSO PRESENT:** Jim Turner, Michael Tobin, Fran McGory, Steve Kulp, other Southco personnel.

Prior to the formal opening of the October Planning Board meeting, the motion was made and seconded to have John Hoffman serve as Acting Chair for this meeting, as well as any future meetings the Chair was unable to attend. Motion carried.

The October 6, 1997 meeting of the Honeoye Falls Planning Board was opened at 7:40 p.m. As no one was present to represent Mark IV as yet, the Southco representatives were asked to present their application.

**INFORMAL DISCUSSION: SOUTHCO: 250 EAST STREET:**

Southco would like to build a 10-12 thousand square foot storage facility, about 30 feet high. They are under some time constraints; Southco has been renting from Emerson Rittenhouse for some time, and their lease will be up soon, which they will not be able to renew. They stated that they need to build this new facility if at all possible by March 15, 1998.

Discussed with Southco and Planning Board were landscaping, driveways, minimum depths, and siding (which will be very similar to siding on existing building.) A road-cut permit will be needed from the Town; Southco will tie into existing storms and have been talking with Greg Emerson about this already. They have also been in contact with the City of Rochester, as the proposed new driveway will cross the city's water transmission line.

The Planning Board feel that the concept looks great and assured Southco that they are well on their way in plans. A SEQR will need to be done, and a curb-cut permit will be needed for the new entrance. Southco has all forms and paperwork necessary and will plan to be at the November 3 meeting.

**MINUTES:**

Motion made by Betsy Taylor to approve the minutes of September 8 as revised, seconded by Tom Judd. Motion carried.

Motion made by Tom Judd to approve the minutes of September 29's workshop, seconded by Earll Fontaine. Motion carried.

**SITE PLAN REVIEWS: MARK IV**

As no one from Mark IV appeared, the Board reviewed and acted on their two applications without the benefit of discussion with the applicant.

**LOT 19:37 PRIDE STREET: THE SHEFFIELD:**

This is one of the pie-shaped plans approved at the conceptual stage, which will need a zoning variance as well. Changes noted are: foundation plan indicates front-load garage, which should be side-load; side windows don't line up there is a second story window that should be lining up with one on the first floor; the window trim should be the same all around, following the front of the house pattern; and a brick fireplace should be noted.

Motion by Earll Fontaine, seconded by Betsy Taylor, to grant Site Plan for Lot 19 contingent upon:

1. The second story window on the side elevation is to line up with the window below it

2. Side-load garage
3. Window trim the same all around the house
4. Zoning variance granted.

Motion carried.

**LOT 24:25 PRIDE STREET (CORNER OF PRIDE & BRIGHAM: THE HARTWICK:**

Again, this plan will need a zoning variance as the Lot is too wide. Particularly noted was the detailing which the Board members liked, however there were several changes to be made as well: first and second floor rear windows do not line up on the dining room and bedroom #3; window trim must be the same all around the house, and the chimney and exterior fireplace should be brick.

Motion by Tom Judd, seconded by Earll Fontaine to grant Site Plan Approval for Lot 24 contingent upon:

1. Window trim the same all around the house
2. Siding as on Plan fish scale, shingles, gable end treatment, etc.
3. Chimney and fireplace exterior to be of brick
4. Rear elevation windows for dining room and bedroom #3 are to line up with each other
5. Zoning variance granted.

Motion carried.

**OTHER**

The Board and Attorney Tobin discussed the Mark IV Clover Meadows pond situation. The Village has not had a response from Mr. Tobin's letter to Richard Rosen regarding the pond, even though the October 6 deadline has come. Mr. Tobin will speak with the Village Board of Trustees and recommend that it may be in our best interest to have the Village engineer perform work needed and charge back to Mark IV.

Mr. Judd will make some minor adjustments to his draft letter from the Planning Board to the Trustees, submit it to Denise Heischman, Planning Board Chair for her comments, and send it to the Village Board prior to their Oct. 20 meeting.

The Board and Mr. Tobin discussed the September 29 meeting; Mr. Tobin will draft legislation as requested.

Motion by Tom Judd, seconded by Earll Fontaine to adjourn this meeting at 9:35 p.m.. Motion carried.

Respectfully submitted,  
Deb Milne-O'Brien, Secretary