

VILLAGE OF HONEOYE FALLS PLANNING BOARD

November 3, 1997

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

ALSO PRESENT: Michael Tobin Village Attorney, Jim Turner Bldg. Inspector, Greg Fisher, Steve Kulp, Drew Ashley, Richard Rosen, Honeoye Falls-Lima High School Government student.

The November 3, 1997 Planning Board meeting was called to order by Chair Heischman at 7:30 p.m.

Tom Judd made the motion to approve the minutes of the October 6, 1997 meeting. This was seconded by Betsy Taylor. Motion carried.

SITE PLAN REVIEW: LOT 15, PRIDE STREET

Prior to discussing this plan, the Board discussed a question concerning sites approved at the October meeting and resolved that shutters on front and side elevations were acceptable, with wide window trim on the back elevation; detailing to remain the same. A purchaser would like more space at the back door.

Motion by Betsy Taylor, seconded by John Hoffman to approve changes contingent upon:

1. six-inch recess at front and back
2. shutters on front and side elevations as on revised drawing
3. wide trim on rear elevation only.

Motion carried.

The Board then discussed the Site Plan on the agenda for this evening; Lot 15, Pride Street. This is a home with a bay window in the rear of the house, the only changes requested are 4-inch wide trim on the back elevation.

While discussing the home, issues concerning the wetlands pond were brought up. Discussion revolved around plantings, depth of the water in several areas and whether or not the land has been dedicated to Honeoye Falls or not. Mr. Rosen stated that he has been told by Mark IV's lawyers that the area in question has been signed off on and is the village's responsibility; Attorney Tobin responded that the road in Phase I has been dedicated and accepted but not any other areas. Chair Heischman asked why, after a meeting in July with Mark IV's engineer, actions to be performed by Mark IV had still not been done; Attorney Tobin wondered why Mark IV even bothered with the July meeting if they had no plans to perform the actions. Mr. Rosen noted that he had obtained a list of plantings that should grow at the 2 ft. level and would send them to Chair Heischman. It was suggested that a meeting be demanded with Planning Board members, Anthony DeMarzo, President of Mark IV, Attorney Michael Tobin, Engineers, and Ms. Paula Smith from the County.

The Board agreed to meet in Executive Session to discuss this matter further. Mr. Rosen left plans for another site he wished to have the Board look at this evening.

SITE PLAN REVIEW: SOUTHCO: 250 EAST STREET

Greg Fisher presented plans for an additional storage facility at Southco. This is a metal building with tin

roof; plans have changed somewhat concerning the roof: plans now call for a 1 on 12 roof which will appear flatter and look more like Southco's other building, with infrared heating in the walls. Mr. Fisher had received comments from Michael Schaffron, the Village engineer, and went through the eleven points with the Board; several have already been addressed. He will also meet with Mike Schaffron and come to consensus on the points, several of which are taken care of already. Greg will also meet with Wilbur Shone of the Town of Mendon to discuss trees and storm water runoff. The trees along the road and drainage swales are issues that need to be worked out with the Town. Southco wants to take every caution regarding trees and vegetation on site, keeping removal of same to a minimum. Erosion will be contained; storm drainage needs to go in soon storm water may be pumped if need be until full plans are approved. Site work and footers need to go in first, as well as the foundation. Changes needed per Mr. Schaffron can be completed within two weeks; Jim Turner will contact Mike Schaffron to check on any problems with the footers.

SEQR REVIEW:

Motion by John Hoffman, seconded by Betsy Taylor, that the Village of Honeoye Falls Planning Board act as Lead Agency for the purpose of review of the Southco application. Motion carried.

The Board reviewed the State Environmental Quality Review Short Environmental Assessment Form. Motion by Tom Judd, seconded by Betsy Taylor to adopt the following resolution:

WHEREAS, Greg Fisher has prepared an Environmental Assessment Form for construction of a warehouse facility at 250 East Street; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board as Lead Agency, that the construction of a warehouse facility at 250 East Street will not result in any significant adverse environmental impacts.

Motion duly adopted.

Motion by Tom Judd, second by Betsy Taylor, that the Planning Board grant Building Approval, however overall Site Plan Approval is contingent upon Denise Heischman, Chair, signing off Plan at a later date. Motion carried.

Following further discussion between Board members and Richard Rosen of Mark IV, it was decided Board members need to hold an Executive Session.

EXECUTIVE SESSION:

Motion by Betsy Taylor, seconded by John Hoffman to adjourn to Executive Session to discuss potential litigation at 9:20 p.m. Motion carried.

Motion by Betsy Taylor, seconded by John Hoffman to return to Regular Meeting at 10:45 p.m. Motion carried.

REGULAR MEETING:

The Regular meeting of the Honeoye Falls Planning Board re-opened at 10:46 p.m.

Motion made to grant Site Plan Approval as revised for Lot 15, Pride St., by John Hoffman, seconded by Earll Fontaine. Motion carried.

The Planning Board will meet again this month on Monday, November 24 at 7:30 p.m. to discuss narrative for zoning. The secretary is asked to send reminders to all Board members.

Earll Fontaine made the motion, Betsy Taylor seconded the motion to adjourn at 10:49 p.m. Motion carried.

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