

VILLAGE OF HONEOYE FALLS PLANNING BOARD

FEBRUARY 2, 1998

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

ALSO PRESENT: Michael Tobin, Village Attorney Richard Rosen, Jim Durfee, Elaine Walker, Jim Turner, Bldg. Inspector

Chair Heischman called the February meeting to order at 7:32 p.m

SITE PLAN REVIEW: THE MORGAN: 6 BRIGHAM CIRCLE: LOT 26

The Board discussed subtle changes to this plan, including the fact the plan pages referred to the house as two different names the "Morgan" and the "Tate." Upon agreement with Mr. Rosen, it was decided to refer to Lot 26 as Floor Plan 1616-1. The following changes are to be made:

1. Trim the same all the way around the house
2. 4 inch window moldings on side and back elevations
3. Shutters on the front elevation and the side of the garage
4. Sliding or French doors off the rear elevation.

Motion by Betsy Taylor, seconded by John Hoffman, to grant Site Plan Approval with revisions noted above to Lot 26, Floor Plan 1616-1, as per plans submitted January 16, 1998. Motion carried

SITE PLAN REVIEW: THE WILSHIRE: 35 PRIDE STREET: LOT 18

The Board looked at plans for The Wilshire, noting that 5 1/2 inch was used all around.

Motion by John Hoffman, seconded by Earll Fontaine, to grant Site Plan Approval for The Wilshire, Lot 18, 35 Pride Street, as per plans submitted January 16, 1998. Motion carried.

SITE PLAN REVIEW: NEW GARAGE: DURFEE RESIDENCE: 13 LOCUST STREET

The Board reviewed plans which are slightly different from what had been previously submitted for a new garage for the Durfee's at 13 Locust St. This is currently planned as a detached garage that will be attached at a later point. Attaching the garage to the house will call for an Area Variance from the Zoning Board of Appeals; side setbacks for a detached garage are 3 feet, the plan is currently 3.6 feet. Side setbacks for an attached garage is 12 feet. Trim for the new garage will match the existing house; plans have been changed to a truss structure, with a 3/12 pitched roof rather than a flat roof on the house where the garage area will meet, and hay-style doors at either end rather than windows, with a 16 ft. wide door to accommodate two cars when necessary.

Motion by Tom Judd to grant Site Plan Approval for a detached garage as per plans submitted January 19, 1998 subject to Chair Heischman signing off the project. Seconded by Earll Fontaine, motion carried.

Motion by John Hoffman, seconded by Betsy Taylor, to grant approval for attachment of garage contingent upon gaining approval for an Area Variance from the Zoning Board of Appeals. Motion carried.

INFORMATION DISCUSSION: 41 WEST MAIN STREET: ELAINE WALKER

The Walkers are considering apartments on the second floor of the building at 41 West Main St. The Board offered suggestions for windows and discussed parking issues. Attorney Tobin noted that parking is allowed 24 hours at #4 Norton St., which is the street corner that would be used by anyone renting apartments in the building most probably (Section 180-7 Village Code.) The Board informed Mrs. Walker

that she would have to seek a Special Exception Use from the Zoning Board but that Site Plan would need to be approved by the Planning Board first. Additionally, the Board informed Mrs. Walker that she will need to supply better drawings of the plan.

Chair Heischman requested that issues of Overnight Parking in the Village be put on the agenda for the Trustees.

FLOOD PLAIN LEGISLATION

The Board discussed Flood Plain Legislation and Flood Insurance Rates for Zones A & B; Mr. Turner spent some time and has received a great deal of information and updates from the DEC. While the Board's preference is to stay with the current local legislation, which is rather restrictive but better for the Village resources, code revisions may be called for in Zone A. It was agreed that Jim Turner, Denise Heischman, and Mike Tobin would meet on Monday, February 9 at 3:30 p.m. at the Village Hall to go over suggested revisions and would then report back to the Planning Board when they are at a consensus.

Attorney Tobin submitted drafts of the new Light Industrial Legislation to Board Members and asked that members peruse the new legislation in anticipation of finalizing it at the next meeting.

As both Denise Heischman and Tom Judd will be absent for the scheduled March 2 meeting, it was suggested the Board meet a week later, on Monday, March 9 at 7:30 p.m. Motion made by John

Hoffman, and seconded by Earll Fontaine that the Planning Board meet on Monday, March 9, 1998 at 7:30 p.m. rather than March 2, 1998 motion carried.

MINUTES

Motion by Betsy Taylor, seconded by Earll Fontaine, to approve the minutes of December 1, 1997 as amended: Site Plan Review Lot 51, line 5 "The Board noted this home had a brick chimney, and no setback difficulties." Motion carried.

Motion by Earll Fontaine, seconded by John Hoffman to approve the minutes of November 24, 1997 as changed: Paragraph 2, #5 "deliveries and major parking to the side and rear of buildings and/or to be placed so as to minimize noise to residential areas." Motion carried.

Motion by John Hoffman, seconded by Tom Judd, to approve the minutes of January 5, 1998, as revised: Paragraph 3 "J I was agreed to rezone the IP District on West Main Street to..." Motion carried.

The Board briefly discussed Accessory Building Heights, Code 190-48. New legislation is needed.

John Hoffman made the motion to adjourn, seconded by Betsy Taylor. Motion carried, meeting adjourned at 9:55 p.m. until March 9, 1998.

Respectfully submitted,
Deborah J. Milne-O'Brien, Secretary