

VILLAGE OF HONEOYE FALLS PLANNING BOARD

May 4, 1998

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

ALSO PRESENT: Michael Tobin, Village Attorney; Jim Turner, Bldg. Inspector; Brendan Bystrak; Richard Rosen; Rocky & Maly Pugliese

Chair Heischman called the meeting to order at 7:37 p.m. As the Baumer's were not yet present, it was agreed to go ahead with the next item on the agenda.

PUGLIESE RESIDENCE: 30 PAPERMILL STREET: SITE PLAN REVIEW

Mr. Pugliese presented plans for a new addition to their home; a family room, with bedroom and deck. There will be a chimney facing the rear elevation; plans for the chimney call for brick however, should that prove to be cost prohibitive, Mr. Pugliese will have the chimney boxed in with the pipe commonly used. Windows and trim will match the existing home; the plans call for the roof line to match up with the existing roof line. There are no setback problems.

Motion by Betsy Taylor, seconded by John Hoffman, to grant Site Plan Approval for this addition as per plans submitted April 13, 1998, noting the chimney does not have to be brick. Motion carried.

INFORMAL DISCUSSION: CHAPMAN RESIDENCE: 54 MONROE STREET

Mr. Turner and the Board briefly discussed a 24 x 24 addition to the Chapman home. There are no setback or lot coverage difficulties. Mr. Turner will speak with Alan Chapman about this idea at a later date.

MARK IV: SITE PLAN REVIEW: THE CHESHIRE: LOT 20: 33 PRIDE ST.

Richard Rosen presented plans for The Cheshire, Lot 20, at 33 Pride Street. This is a frame house with wrap-around brick facade from the front doorway around the gable front section to the chimney, with side load garage.

Motion by Earll Fontaine, seconded by Tom Judd, to grant Site Plan Approval for Lot 20, 33 Pride Street, as per plans received April 14, 1998. Motion carried.

MARK IV: SITE PLAN REVIEW: THE SHEFFIELD: LOT 55: 3 BRIGHAM ST

Richard Rosen presented plans for The Sheffield, Lot 55 located at 3 Brigham Street. This is a home with a front load garage; trim to be the same on all elevations.

Motion by Betsy Taylor, seconded by John Hoffman, to grant Site Plan Approval for The Sheffield, Lot 55, 3 Brigham Street, according to plans submitted April 14, 1998. Motion carried.

MARK IV: SITE PLAN REVIEW: RUGG RESIDENCE: LOT 56: 23 PRIDE ST

Richard Rosen presented plans for the Rugg home at 23 Pride Street. As a few changes had been made from the original plans, Mr. Rosen had new plans to present.

Motion by Betsy Taylor, seconded by Tom Judd, to grant Site Plan Approval for the Rugg Residence at 23 Pride Street, Lot 56, as per revised plans submitted May 4, 1998. Motion carried.

PARRONE ASSOCIATES: CLOVER MEADOWS: PHASE III: DISCUSSION

Board members, Brendan Bystrak, Richard Rosen, Jim Turner, and Michael Tobin entered into discussion of Phase III and what Parrone Associates has been doing. Brendan presented a new topographical map Parrone had been working on.

1. On April 8, 1998, Wilson Environmental Technologies, as secured by Parrone Associates, determined 2.53 acres of regulated wetlands on the site, which go through Lot 71. If that lot is developed, the homeowner would probably mow the area which would decrease the wetland; installing sewage pipe lines for Lots 71 and 72 will also disturb the wetlands. The total amount disturbed would be .28 acres.
2. The proposed wetlands are 75 % low marsh of 1-12 inches deep, and 25 % deep marsh of 12-36 inches depth. This area is to be referred to as Wetlands, not as Pond B (this is a change on the map.)
3. The southeast corner will be the sediment trap for construction
4. Discharge will be discussed, possibly near the Cheese Factory Rd. bridge. During the flooding earlier this year, this area would be flooded had the creek overflowed.
5. Discussion of Lot 71: Richard Rosen does not want to lose this lot and feels strongly that they contracted for and received approval for 72 lots. An option would be to create a flag lot behind Lot 42 which would have a private drive off Brigham Circle. Lot 72 would remain as it is on the site plans and the possibility of running the sewer pump discharge line along the revised Lot 71 boundaries on the east and south was discussed.
6. There are conflicts with the easement and setback requirements for Lots 37, 40, 41, 42 and 43. The setbacks must be adhered to. There is a possibility that storm and sanitary sewers could be run under the pavement, although the Village does not like to do that because of costs. Brendan will set up a meeting with Mike Schaffron, and Greg Emerson, to discuss these issues and come up with possible solutions. Alternate, accurate plans must be submitted by May 18 to meet the June meeting deadline.
7. Mr. Rosen suggested that the houses on lots 36, 37, and 38 may be changed to face toward the wetland, as well as the revised Lot 71.
8. Trees and other vegetation are a big issue. Current homeowners in Phase 1 & 2 are mowing right down to the existing pond and have ruined the wetlands there. A survey crew needs to get out to the Phase III area and map out existing trees, hedgerows, grading and certain vegetation that should remain; these will be noted on grading/topographical plans. Trees and shrubs on Lots 67, 68 and 69 will have to be removed due to grading, drainage and a roadway; however removal will be kept to a minimum at the rear of Lots 37, 38, 39, & 41 as well as the rear of Lots 44-50. Mr. Rosen will add a Tract Restriction to purchasers to stop the mowing, removing of hedgerows, etc. The Village can then follow through with fines if needed to enforce this restriction. He would also suggest oak tree boundaries being planted. Buffer plantings of at least five feet must be located between lots 35 & 36 and Lots 42 and (revised) 71.

Members of the Planning Board, Mr. Rosen and Mr. Bystrak will meet on Monday, May 18 at 6:00 p.m. to walk the site.

BAUMER RESIDENCE: 2 LEHIGH STREET: SITE PLAN APPROVAL

The Board briefly discussed the Baumer's plans for a garage at this location. The Baumers have received an Area Variance from the Zoning Board of Appeals. Motion John Hoffman, seconded Earl Fontaine to grant Site Plan Approval for a new garage at 2 Lehigh Street as per plans received March 23, 1998.

Motion carried.

The Board discussed potential determinations of fines for destruction of trees during construction. Perhaps a colored ribbon placed around the tree(s) in question, and noted on site plans. A different price would be determined by color of ribbon. This may be discussed again at a future date.

MINUTES

The Board discussed revisions on the April 6 minutes.

Under "Townley:" Line 3" should read inquire; during discussion of footprints, the word requested should be noted rather than suggested; and several changes regarding the length of view and pine trees.

Under "Walker:" changes to points of front siding, structure to rear, and no commercial/residential use.

Revisions made, and the corrected minutes with changes noted will be sent to the Board members.

Motion made by Tom Judd, seconded by Betsy Taylor to accept minutes of April 6, 1998 as revised.
Motion carried.

ADJOURNMENT

Motion by Betsy Taylor, seconded by John Hoffman to adjourn at 9:40 p.m. Motion carried.

Respectfully submitted,
Deb Milne-O'Brien,
Secretary