

VILLAGE OF HONEOYE FALLS PLANNING BOARD

June 1, 1998

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

ALSO PRESENT: Michael Tobin, Village Attorney, Jim Turner, Bldg. Inspector/Code Enforcement Officer, Alan Chapman, Matt Fronk- General Motors, Steve McIlwaine-General Motors, Jim Brasley Clark Patterson, Paul Seignet LeChase, Martha Yudicky, Chris & Eileen Scoville, Fred Chapell

Chair Heischman opened the meeting at 7:35 p.m.

CHAPMAN RESIDENCE: 54 MONROE STREET: ADDITION

Mr. Chapman discussed previously submitted plans for a 23.3' x 24' addition with sliding glass doors to the rear of the existing home at 54 Monroe Street. There are no setback or lot coverage difficulties. Trim and vinyl siding will match existing; rear frieze will nearly match however due to the height differences (addition will have 8 ft. ceilings and house has 10 ft. ceilings) it will be subtly different.

Motion by Betsy Taylor, seconded by Earll Fontaine, to grant Site Plan Approval for this addition as per plans submitted April 27, 1998. Motion carried.

GENERAL MOTORS CORPORATION: 10 CARRIAGE STREET: ADDITION

General Motors is planning to rent property at 10 Carriage Street, the old Lynro Building, for a Global Alternative Development Center, conducting research & development of fuel cell designs for electronic vehicles. Current plans call for raising the roof at the west end of the building, which is referred to as Building C. The existing height is 15.9 feet; plans call for raising the roof to create a mezzanine area, up to 28 feet in height, to accommodate fans necessary to run scientific equipment used. Siding and color will match the existing building. There is no noise associated with the labs, and very little emission odors. The gases used meet all NFPA Codes. The lab and development center will employ 40-50 people, and very probably more. There will be some storage that can be easily screened; a chill system installed; and 24-hour security. There are no plans for changes in the actual size of the building, mainly facade work. Both Ron Patchett and Jim Turner have toured other General Motors Research & Development facilities in Brighton, which are similar to plans for the one on Carriage Street, and have no concerns.

General Motors has a 5-year lease with the landowner with the right to terminate the lease after 3 years, or increase the lease by three years. Both G.M and the Planning Board have concerns with storage of hazardous materials on the property from the car dealership.

General Motors does not want this on their leased property, and has a reputation they plan to maintain of taking extreme care with any hazardous materials used by them.

The Planning Board would like to see what can be done to expedite removal of these hazardous materials; General Motors will have a letter faxed to the Village Office authorizing LeChase Construction and Clark-Patterson to act as agents for the lease in hopes that this will help in this matter. Attorney Tobin will contact the land owner, Bob Ross, about the car dealership materials, and General Motors and the Planning Board's concerns.

General Motors, and Clark-Patterson, will be coming back to the Planning Board at a future date to discuss work to be done on Building B (east end) and renovations on Building A.

Motion made by Earll Fontaine, and seconded by Betsy Taylor, to grant Site Plan Approval to General Motors for work to be performed as per plans dated May 19, 1998. Motion carried.

D.P. TOOL: WEST MAIN STREET: ADDITION

The Board discussed D.P. Tool's plans for addition of a loading and storage area to the existing building. They would like to build this area to cover the current "pad", but cannot build over the sewer and manholes. A complete Site Plan that has been reconfigured will need to be submitted to the Office. It is recommended that D.P. Tool pay special attention to the design of the new pad that will face the creek and the N. Main St. Park. Mr. Turner will convey information to D.P. Tool. A letter pertaining to same will also be sent.

PASSARO ASSOCIATES: CLOVER MEADOWS

The Board discussed the recent "walk-through" of the site. It has been discovered that all the initial surveying was wrong by several feet, and there was more dirt than was thought. The entire area has now been surveyed again, correctly. Board members discussed the easements and trees, as well as proposed trail. Attorney Tobin will convey concerns to Mayor Morton. Attorney Tobin and Chair Heischman will meet to go over all terms of easements.

MR/MRS SCOVILLE: INFORMAL DISCUSSION: NEW HOME: PEER ST

The Board discussed possible plans to build a home on a large piece of property on Peer St. The secretary was asked to retrieve plans from previous applicants regarding this property and mail to the Scovilles' and Planning Board members.

MINUTES

Motion by Earll Fontaine, seconded by John Hoffman, to approve the minutes of May 4, 1998, as revised. Motion carried.

OTHER

Board discussed the date for the July meeting and agreed to change it to July 13, due to the 4th of July holiday.

ADJOURNMENT

Motion made by Betsy Taylor, seconded by John Hoffman, to adjourn. Motion carried. Meeting closed at 9:45 p.m. until July 13, 1998.

Respectfully submitted,
Deb Milne-O'Brien
Secretary