

VILLAGE OF HONEOYE FALLS PLANNING BOARD

July 13, 1998

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

ALSO PRESENT: Mike Tobin, Village Attorney Mike Schaffron, Village Engineer, Jim Turner, Building Inspector/Code Enforcement Greg Emerson, DPW, Andy Smith, Conservation Board, Brendan Bystrak and Ed Parrone, Parrone Associates; Richard Rosen, Mark IV; Jim Braseley, Clark Patterson; Steve McIlwaine, General Motors; Betsy and Eric Muench; Scott Haas

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

CLOVER MEADOWS: LOT 13: THE ENDICOTT: SITE PLAN REVIEW

Mr. Rosen presented plans for The Endicott at Lot 13 on the curve at Pride Street. The Endicott is a plan previously approved for Lot 3, with a change in the bay window at the rear elevation and the above window. Heavy wide trim will be used all around, with the exception of the front elevation which has decorative window crowns; the wood panel treatment will continue the trim effect to the height of the other windows. The rear sliding glass doors will have a decorative window crown above it, keeping the window and door height level and the same.

The Board would like to see a range of colors, and dark and light values on the houses being built. The Clerk will convey the Board wishes to Anthony DiMarzo of Mark IV.

Motion by Betsy Taylor, seconded by John Hoffman, to grant Site Plan Approval for The Endicott, Lot 13 according to plans received on June 11, 1998 with the addition of decorative vinyl head trim on the sliding glass door at the rear elevation to be the same as trim at the front elevation. Motion carried.

CLOVER MEADOWS: LOT 55: THE SHEFFIELD: SITE PLAN REVIEW

Mr. Rosen presented plans for The Sheffield, Lot 55, located at 3 Brigham Circle; there are no changes or concerns with setbacks.

Motion by John Hoffman, seconded by Tom Judd, to grant Site Plan Approval to Lot 55, The Sheffield, as per plans received June 22, 1998. Motion carried.

ERIC & BETSY MUENCH: 89 EAST STREET: NEW GARAGE: SITE PLAN REVIEW

Mr. Muench presented plans for completion of his new garage. Plans had been approved for a twenty foot garage in September 1997 so that Mr. Muench could start work on this new building. New legislation has been passed which clears the original plans indicating the completed height to be 24 feet. The completed plans will move the structure over and back approximately 12 feet, which brings the garage somewhat closer to the house, and saves two trees on the lot.

Motion by Betsy Taylor, seconded by John Hoffman, to grant Site Plan Approval for new siting of the 24 foot high garage at 89 East Street, as per plans revised June 1, 1998. Motion carried.

CLOVER MEADOWS: PARRONE ASSOC. SUBDIVISION REVIEW: PHASE III

Brendan Bystrak presented a new subdivision map of Mark IV's Clover Meadows: Phase III. A Public Hearing will need to be scheduled as there are now several changes in Phase III. These changes particularly affect seven (7) lots:

1. Straightening the lot lines between Lots 33 & 34
2. Lot 71 has been moved between Lots 42 & 43
3. Lot 41 will now lie parallel with Cheese Factory Road
4. To limit disturbance to existing vegetation in the adjoining lot, Lot 72 will be a larger lot than was originally planned

Utilities will run as follows: storm and sanitary to the inside loop of the circle on Brigham Circle (lots 67, 68, & 69); water main and other utilities to the outside edge of the circle.

In the area previously cleared, planted and planned for a golf course, there are five well developed trees. It is very possible that one sycamore may be lost however the other four will be protected; the Board strongly urged that every precaution be taken with the remaining trees. The small transplantable trees will be dug and used on the site.

Grading for the sewer line for the lot on Cheese Factory will be 110 feet from the center line; 12 ft in width, 180 feet in length. 3-5 feet of pipe will be run under the creek using a 4 inch sleeve.

Wetlands/Pond: the wetlands is to be no more than 4 feet in depth at its deepest point; the rest of the wetland is to be 12 inches deep so that wetland plants can grow in the water. The Site Plan shows the wetlands area as somewhat square in shape; this will be elongated and reshaped to look more natural. Brendan has input from Paula Smith regarding the plantings to be used around the wetland in Phase III; he will be in contact with Andy Smith before the next Conservation Board meeting with this input. At least a 20 foot buffer will be maintained between the created and the current natural wetland.

The hedgerow along the east side of the development will be protected and not graded; drainage swales parallel with the hedgerow already exist and will not be touched. A conservation easement on each lot near the hedgerow to maintain that hedgerow was agreed upon. There will be limits to disturbance markers on grading maps; it will be noted on the site plans that the rear 50 feet of each plot in Phase III cannot be touched, i.e. mowed, gardens, pools, etc. which includes a 20 foot easement to the village, with the exception of Lots 49 and 72. A field walk will determine the area boundaries for the easements.

Surge stone will be used for the outlet which goes to the tributary that crosses Cheese Factory Rd. Brendan believes there will be little, if any, grade disturbance.

Comments from the Conservation Board (Andy Smith:)

1. 1 Limit disturbance, wetlands to be flagged out (orange fencing) during any construction
2. vegetative plantings plan to be submitted to the Conservation Board
3. Elimination of the Septic Reserve area
4. Extra copies of the landscaping plans

Walkway per Ed Parrone the Water Authority won't agree to plantings within their 60 foot easement; perhaps a concrete or timber post to mark the foot trail located 10 feet from the back line between Phase II and III on both sides.

Sewer for Lot 36 - grading will be raised 1/2 to 1 foot to provide for a gravity lateral. All concerned agreed the issue of dedication of Phase I to the Village must be resolved.

Mr. Tobin noted that approvals for the two flag lots Lots 36 & 71 - need to be noted as approved and put on the site plans as such so that variances will not be needed at a later date

Mr. Schaffron noted private easements will be needed for Lots 71, 41 & 42 for the forced main, gravity laterals installed back further. He also commented on the forced main being very close to the house on

Lot 72 running alongside Cheese Factory Rd. but this has to be due to the use of a grinder pump.

Mr. Tobin, Mr. Schaffron, and Mr. Parrone discussed easements with the Board. It was agreed that in Phase III house pads will be moved so that the minimum setback of each house will be at least 25 feet from the back edge of the sidewalks. Not all the lots will need to be altered. The pattern will be the same all around, but a firm 25 feet from the back edge of the sidewalk.

Dedication of the Phase III open-space to the village will be marked at the lot line with 2 inch oak trees.

A copy of the MCP notes will be mailed to Richard Rosen at Mark IV, and Brendan Brystak and Ed Parrone at Parrone Associates.

Motion made by John Hoffman, seconded by Earl Fontaine to schedule a Public Hearing for Subdivision for Phase III on August 31, 1998. Motion carried.

The Planning Board will also meet for a regular meeting on August 3, 1998.

GENERAL MOTORS CORP.: 10 CARRIAGE STREET: SITE PLAN REVIEW

Mr. Braseley noted that this meeting was an extension of their request at the meeting held in June, bringing more details of the work to be done on Buildings A & B, as the work on Building C has been approved.

Changes/improvements to the remaining buildings include: concrete pads for liquid storage; fuel tanks; shed removed and new one built; cosmetic changes: new windows, directional lighting in the parking area, new siding, new roof, painting of building, removal of current sign and replacement with one that says "10 Carriage Street"; 6 ft. chain link fence with barbed wire around the 92-space parking area, storage area and buildings; chillers installed; new storm drainage; replacement of deteriorating sidewalk.

The Board discussed the barbed wire issue with Mr. Braseley and Mr. McIlwaine. Following discussion, Mr. McIlwaine agreed to contact General Motors's legal department to ascertain whether the barbed wire could be used only around the hazardous materials storage area, as the use of such wire is prohibited in the village. The 6ft chain link fence would encircle the parking area, with a gate for security, but would be installed with the sharp side facing down according to the Fence Law. Additionally, the Board asked that the Fire Department be given a key for the gate, or another access method, in the event of an emergency. There will be security guards on the premises around the clock, all week.

Also discussed was the issue of encroachment. The car dealership facing West Main Street is using some of the land that G.M. is leasing from Robert Ross for storage of tanks and vehicles; they have also paved some of the land. This is a Zoning Violation as this parcel is zoned RI. Because of safety issues, and because G.M. is very conscious of following all N.F.P.A. rules, this is a continued concern. Attorney Tobin will continue to work on this issue; Mr. McIlwaine will also request that General Motor's legal department address this with the car dealership and the land owner.

Motion by Betsy Taylor, seconded by John Hoffman, to grant Site Plan Approval to General Motors for Buildings A & B at 10 Carriage Street as submitted June 11, 1998 contingent upon:

1. Fire Dept. approval and knowledge of site plans
2. Fire Dept. to receive access method or key to access to buildings
3. 7 ft Chain link fence to be installed around parking area with sharp side facing down
4. Barbed wire to be installed on the chain link fence from the farthest east corner around the hazardous materials area
5. The Department of Public Works is satisfied with the Waste Water & Treatment Pump installed.

6. Encroachment issue by Dorschel upon premises be ended and resolved with General Motors, and the land owner, with Attorney Tobin's approval.
7. Elevations to the facade be noted on the Site Plan for Building A
8. New windows for Building B be noted on the Site Plan
9. General Motors to remove all barbed wire upon vacating the premises.

Motion carried.

HAAS SUBDIVISION: MONROE STREET: SITE PLAN APPROVAL

Bob Weisenreader from E.D.A., and Scott Haas, presented plans for subdivision of property owned by Al & Carol Haas. This property will be divided into 3 lots encompassing nearly 44 acres, with separate utilities and water services. Plans include a common driveway in from Monroe, which will then break off to three driveways. There are now two ponds/wetlands areas; Scott Haas has made application to the State DEC regarding these areas for wetlands enhancement.

Concerns on the Board's part remain that of utilities. The location of a forced main may be difficult, it may be run alongside the driveway. County and State permits will be needed for work. Two manholes are planned for, one on the driveway and one on Maplewood Ave. The invert needs to be down as low as possible to avoid sewer backwash. They will route sewer along the edge of Monroe to a manhole and then cross the road to another manhole. Driveway cut permits will also be needed from the State and County.

Motion by Earll Fontaine, seconded by Tom Judd, to name the Honeoye Falls Planning Board Lead Agent for the SEQR review, which will be conducted on August 3rd. A Public Hearing for a Zoning Variance will be held August 24th for (1) driveway easement and (2) the two lots that don't front on the road Lot 2 will need to grant easements for Lots 1 & 3 A Public Hearing will be scheduled for the Planning Board for Subdivision on August 31st.

MINUTES

Motion by Betsy Taylor, second by Earll Fontaine to accept the minutes of June 1, 1998 as revised.
Motion carried.

OTHER

It was requested that Attorney Tobin investigate dedication of lands in Phase I of Clover Meadows to the village and report back to the Planning Board.

ADJOURNMENT

Motion to close the meeting at 10:55 p.m. made by Betsy Taylor, seconded by Earll Fontaine. Motion carried.

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