

VILLAGE OF HONEOYE FALLS PLANNING BOARD

August 31, 1998

MEMBERS PRESENT: Denise Heischman, Chairman, Thomas Judd, John Hoffman, Elizabeth Taylor

ALSO PRESENT: Jim Turner, Bldg. Inspector/Code Enforcement; Michael Tobin, Village Attorney; Greg Fisher & Bob Weisenreader of EDR; Mike Schaffron, Village Engineer, Dave Matthews, Fred Chappel, Donna Plain, Chris & Eileen Scoville, Stan Worboys, Sr., Carl Foss of the Mendon Foundation, Richard Rosen, Brendan Bystrak

Chairman Heischman called the September Meeting of the Village of Honeoye Falls Planning Board to order at 7:41 p.m., and opened the Public Hearing for Clover Meadows: Phase III.

CLOVER MEADOWS PHASE III: PUBLIC HEARING

Brendan Brystak discussed with the Board the items of concern that Board member and the Conservation Board had with the new Phase of Clover Meadows, as found on the walk-through of the site in mid-August. Brendan has also gone over many of the items with Mike Schaffron, and will continue to work with him.

1. Conservation Easement will be set 30 feet east of property, west of line for lots 49-71 & 72
2. Protection of the Box Elder this will be preserved
3. Cleaning of streets and driveways during construction and grading work, to relieve mud for residents.
4. There will be at least a 20 foot limit of disturbance for evergreens on Lots 42 & 71, with mandated screening buffer.
5. Concerns with a sycamore on Lot 71 - Brendan has found this tree can be saved, as well as lowering the lateral by 3 feet.
6. A 6 in. lateral will be used for 1.25 percent as opposed to a smaller lateral on Lot 71
7. The same will be done on Lot 36.
8. Discussion of Lot 72 relocating the Lot Line to go along with the wetlands
9. Rear lots of all homes will be largely ungraded with shallow tilling and covered so not to go to seed. The existing drainage swale is/will be within the easement.
10. Pond will be more natural - elongated and curved.
11. Trail markers will be 4 x 4 cedar posts, with 1 x 6 markers indicating highway federal blue reflectors 10 feet on either side of water main. The 5 ft. wide trail running from Brigham Circle to Cheese Factory Rd. will be created with Crusher run.

The plan includes maintenance of existing roads; all construction coming in from Pride Street, which will not be topped until the construction is complete.

Drainage will not be in garages, to avoid any grease, oils, etc. going into the drainage system a note to this effect will be added to the site plan.

Also added to site plan splash blocks will be used on Lots 36, 71 & 72; along with a proviso that they may also be installed on Lots 37, 40, 41 & 42 if necessary. No site work will be allowed by homeowners along the easements, with the exception of mowing of grass up to existing trees; honeysuckle, shrubs and tree growth are to remain in their natural state.

Any further engineering questions will be handled by Brendan and Mike; issues to still be resolved are:

1. Conservation easement text
2. Who's to spread stone for trail
3. Street tree replacement

Board members noted that comments will be looked for from the Village Trustees regarding the trail/pathway.

As there were no comments from the public, Chair Heischman closed the Public Hearing at 8:45 p.m.

PUBLIC HEARING: HAAS SUBDIVISION

Bob Weisenreader of E.D.R. presented the site plan for subdivision (one 30 acres, one 10 acres, one 8 acres) on this piece of property. Plans call for three homes to be built over a three-year period; there is no concern with the 100 yr. flood plain; minimal disturbance of less than 1/3 acre around the wetlands; the pond will discharge 500 feet from Honeoye Creek. Lot 3 has been moved back away from the steep slope and environmentally sensitive area which will also allow less disturbance to the wooded areas.

There is a concern whether this is an archeologically sensitive area. RMSC will be contacted by Bob Weisenreader to confirm that area is not archeologically sensitive. Once that is completed and a letter to that effect has been received, the SEQR will be finished. Along with the letter from RMSC and the SEQR, a Driveway Agreement between the three land-owners must be prepared and sent to the Village, as well as completion of the Utility Easements.

Chair Heischman asked whether there were comments from the audience. Stan Worboys, Sr., 95 Monroe Street

Mr. Worboys mentioned the frontage issue. Mr. Weisenreader and Attorney Tobin assured him the matter is being resolved with the Town of Mendon and will not affect this subdivision.

There being no further comments, Chair Heischman closed the Public Hearing at 9:25 p.m.

SCOVILLE RESIDENCE: PEER STREET: SITE PLAN APPROVAL

The Scoville's have received word from the Rochester Museum that the land in question is not

archeologically sensitive; plans have been revised as per suggestions from Mike Schaffron of LaBella Associates. A new catch basin will be installed over the storm sewer in the event of excess water on the property.

Motion made by Tom Judd, seconded by Betsy Taylor, to grant conditional Site Plan Approval for the Scoville Residence on Peer Street contingent on Attorney Tobin's review. Motion carried.

CLOVER MEADOWS: LOT 53: SITE PLAN REVIEW

Richard Rosen presented plans for a home with 4 inch. trim all around known as "The Crawford." The one change to the plan is an additional 6 feet for a breezeway.

Motion by John Hoffman, seconded by Tom Judd, to grant Site Plan Approval for The Crawford, Lot 53, as per plans submitted August 31, 1998. Motion carried.

GLEASON PROPERTY: INFORMAL DISCUSSION

Greg Fisher presented plans for a possible development in the old Gleason Property on West Main Street. This is a 268 acre parcel, with 92.5 acres in the village and the remaining property in the Town of Mendon. A developer is considering development of 150 acres of integrated industrial, commercial and residential use, with 118 acres preserved, along with a 6 acre pond. The plan has been developed at this

early stage using both Town and Village Master Plans. A key issue is the sanitary concerns would this be tax exempt; village connecting with Village Business district; the definition of open space, density and passive open space types of use. The Planning Board is concerned with a pattern of growth to look like a separate valley.

MINUTES

Motion by John Hoffman, second Betsy Taylor, that the minutes of August 3, 1998 be approved as written. Motion carried.

ADJOURN

Motion by Betsy Taylor, seconded by John Hoffman that the meeting be adjourned at 11:15 p.m. until Monday, October 5 at 7:30 p.m. Motion carried.

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