

VILLAGE OF HONEOYE FALLS PLANNING BOARD

October 5, 1998

MEMBERS PRESENT: Denise Heischman, Chairman Earl Fontaine, Betsy Taylor, John Hoffman, Thomas Judd

ALSO PRESENT: Michael Tobin, James Turner, Janet Somes, Larry Kasperek, Steven List, Richard Rosen, Brendan Bystrak, George Gotcsik, Marilyn Littlejohn, Walter Mathais, Scott Has, Al and Carol Haas

Chairman Heischman called the Regular Meeting of the Village of Honeoye Falls Planning Board to order at 7:30 p.m.

SITE PLAN REVIEW : HONEOYE FALLS MARKET PLACE : 166 WEST MAIN STREET : ADDITION

Rick West, Honeoye Falls Market Place, discussed with the Board his request for Site Plan Approval for a 1620 sq. ft. rear addition and a 1500 sq. ft. side addition to the existing structure at 166 West Main Street, due to the request of a potential tenant. The Board questioned if the side addition would allow adequate room for vehicle traffic on the

side driveway to the rear of the building. Mr. West responded that it would be employee traffic not customer traffic and he has been told there is enough room. There is no concern by the Fire and Ambulance Departments. The Board recommended that Mr. West apply for a variance for the side addition as the proposed side set back of 26 ft. is in violation of the 50 ft. requirement. Elevation drawings will be submitted using the current design of the building. Drainage will be determined and added to the Site Plan. It will tie into the existing storm sewer.

Motion by Betsy Taylor, seconded by John Hoffman to grant Conditional Site Plan Approval to Rick West for a 1620 sq. ft. rear addition at 166 West Main Street according to plans submitted August 28, 1998, contingent upon engineering approval for drainage. Motion carried.

SITE PLAN REVIEW : SOMES-KASPEREK : 79 ONTARIO STREET : ADDITION

Janet Somes and Larry Kasperek requested Site Plan Approval for a 1100 sq. ft. rear two story addition to 79 Ontario Street. The plans stay within the integrity of the original house. Drainage has been addressed. Storm water runs off the back and front and will be graded so that drainage remains on the property. Set backs are in compliance. The Board complimented the applicant on the design of the addition.

Motion by Thomas Judd, seconded by Betsy Taylor to grant Site Plan Approval for an addition at 79 Ontario Street according to plans reviewed October 5, 1998, dated September 17, 1998. Motion carried.

SITE PLAN REVIEW : STEVEN LIST : 86 WEST MAIN STREET : ADDITION

Steven List submitted plans for Site Plan Approval for an addition at 86 West Main Street. Set backs are in compliance. Drainage improvements will be completed.

Motion by John Hoffman, seconded by Betsy Taylor to grant Site Plan Approval for an addition at 86 West Main Street according to plans submitted September 21, 1998. Motion carried.

SITE PLAN REVIEW : MARK IV CONSTRUCTION CO. : 27 PRIDE STREET (LOT 23) : NEW HOME

The Board reviewed plans with Richard Rosen for a new home at 27 Pride Street. Rear window assembly will be cased around the perimeter with 4 inch horizontal and 3 inch on the top and 4 inch on the sill,

including patio doors with 4 inch trim. Garage is side loading.

Motion by Betsy Taylor, seconded by John Hoffman to grant Site Plan Approval to Mark IV Construction Co. for a new home at 27 Pride Street (Lot 23), according to plans submitted September 25, 1998, with revisions of October 5, 1998. Motion carried.

SITE PLAN REVIEW : MARK IV CONSTRUCTION CO. : 29 PRIDE STREET (LOT 22) : NEW HOME

The Board reviewed plans with Richard Rosen for a new home at 29 Pride Street. The front loading garage will be set back the distance of the main house. Windows will be trimmed on all sides; 4 inch bottom and 3 inch side and top.

Motion by Earll Fontaine, seconded by Betsy Taylor to grant Site Plan Review to Mark IV Construction Co. for a new home at 29 Pride Street (Lot 22), according to plans reviewed October 5, 1998 with revisions on pages 3 R and 7R for back and side elevations. Motion carried.

SITE PLAN REVIEW : CLOVER MEADOWS, PHASE III

The Board discussed the pedestrian walkway in Phase III. Richard Rosen commented that the most appropriate surface for the walkway would be grass. The Board questioned the maintenance and whether the Village would mow the grass. Mr. Rosen added that he felt the individual home owners would maintain their section. Chairman Heischman suggested mulch for the surface. Thomas Judd stated he strongly felt that the surface be stone to allow for bicycling. Richard Rosen commented that a stone path would require a lot of maintenance. Chairman Heischman recommended that the walkway material and maintenance be discussed at the joint meeting of the Planning Board, Zoning Board and Board of Trustees on October 26, 1998. Mr. Rosen requested to attend the meeting.

Brendan Bystrak informed the Board that the Phase III Letter of Credit has been approved and that LaBella's comments of October 5, 1998 have been addressed. He requested Site Plan Approval be issued for Phase III contingent upon submittal of easements in rear of the houses for the walkway and final engineering approval. Attorney Tobin commented that construction could not start prior to filing the map with the Monroe County Clerk's office. Mr. Rosen added that construction could begin when the Letter of Credit is posted. Attorney Tobin requested that easements be submitted to the Village for review.

Motion by John Hoffman, seconded by Betsy Taylor to grant Site Plan Approval for Clover Meadows Phase III, contingent upon:

- * Final Engineering Approval;
- * Submittal of all Easements;
- * Walkway surface material to be determined upon review by the Board of Trustees.

Motion carried.

INFORMAL DISCUSSION : 93 PAPER MILL STREET SUBDIVISION

George Gotcsik of the Stellar Projects Group, a not-for-profit business created to provide human and financial resources for curriculum enhancement in the Honeoye Falls-Lima School District, discussed with the Board a potential tax deductible donation of approximately two acres of land on Paper Mill Street by Walter Mathais, President of OHMCRAFT, to be used as an outdoor Nature Center for environmental science projects at the school. The Genesee Land Trust may act as a consultant for the project. The project would need to be approved by the School Board, which has been informed. Student involvement

would be a priority. Possible Village ownership was discussed. If the land is given to the school, a state agency, the Village would not be part of the approval. Subdivision of the land would be approved by the Planning Board. There is potential of a "land locked" situation if not owned by the school Other concerns are liability of the property owner, SEQR, Monroe County and DEC approvals. It was also suggested that the applicant contact Monroe County Environmental Management Council since the piece is on the county inventory for environmental sensitive areas.

HAAS SUBDIVISION

Bob Weisenreader of EDR expressed concern by the applicant, Mr. and Mrs. Haas, regarding the status of the archaeological review as part of the SEQR process. Brian Nagle, Rochester Museum and Science Center, has verbally indicated a potential for archaeological findings on the Haas property. Mr. Haas questioned what would be the significance if artifacts are found. Mr. Weisenreader has received quotations for archeological review, which is a substantial cost to the property owner. Mr. Haas would like approval to install utilities and move ahead with his development. The Board will not issue approval until the SEQR process has been completed. Chairman Heischman will meet with Brian Nagle to verify that the property is a potential archaeological site.

MINUTES

Motion by John Hoffman, seconded by Thomas Judd to approve the minutes of August 31, 1998, as corrected. Motion carried.

ADJOURN

Motion by John Hoffman, seconded by Earl Fontaine to adjourn the meeting at 10:30 p.m. Motion carried.

Respectfully submitted,
Jean M. Batte
Clerk-Treasurer