

**VILLAGE OF HONEOYE FALLS PLANNING BOARD**

**DECEMBER 7, 1998**

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

**MEMBERS ABSENT:** Thomas Judd

**ALSO PRESENT:** Michael Tobin, Village Attorney, James Turner, Building Inspector, Mr. & Mrs. Eric Muench, Art English, Thomas Tyson, David Staerr, Ben Parrone, Roger DeMarco, Scott Haas, Elaine Walker, David & Sharon Hafenstiner, George Harris, George Baker

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

**PUBLIC HEARING : ERIC MUENCH : RE-SUBDIVISION : 89 EAST STREET**

Chairman Heischman opened the Public Hearing at 7:30 p.m. to solicit comments from the public on the Muench Re-Subdivision. Mr. Muench proposes moving the lot lines on his two lots to make the second lot ( Plot #1) a buildable lot. Plot #1 is bisected by the City of Rochester Water Main #1. At their meeting on November 2, 1998 the Board had requested the Muench's obtain a letter of approval from the City of Rochester Bureau of Water & Lighting. That approval has been obtained stating some conditions that should be met during the construction of any structures on that lot. The second lot is in compliance with the zoning ordinance for area and frontage requirements. The Muench's would like to build a barn on the Plot #1 now and construct a new house there in the Spring of 1999. The proposed barn would be a 2-story structure 24' high. Attorney Tobin stated the Village ordinance would not allow the barn to be built before the house as the barn would be considered an accessory structure. Chairman Heischman told Mr. Muench that in order for the Board to grant site plan approval for construction on the new lot, they would need to review plans for both the house and barn at the same time. This would allow them to consider the zoning regulations that require the barn be no taller than the house. The Muench's would need to return to the Planning Board with architectural plans, foot print, plot map, etc. to receive site plan approval.

As there were no comments from the public, Chairman Heischman closed the Public Hearing at 7:45 p.m.

**SEQR REVIEW**

Motion by Earll Fontaine, seconded by John Hoffman that the Planning Board be declared as Lead Agency for the purpose of determination of significance for the State Environmental Quality Review Short Environmental Assessment submitted by Eric Muench. Motion carried.

Motion by John Hoffman, seconded by Earll Fontaine, to adopt the following resolution:

**WHEREAS;** Eric Muench has prepared a Short Environmental Assessment Form for re-subdivision of his properties on East Street; and

**WHEREAS;** the Planning Board has reviewed proposed plans for the site; and

**WHEREAS;** considering the magnitude and importance of each impact, the Planning Board found that no significant environmental impact exists.

**NOW, THEREFORE, BE IT RESOLVED,** by the Planning Board, as Lead Agency, that the re-subdivision as proposed will not result in any significant adverse environmental impacts.

Motion duly adopted.

Motion by Earll Fontaine, seconded by John Hoffman to grant re-subdivision approval to Eric Muench for his properties on East Street according to plans submitted November 19, 1998.

Motion carried.

## **PUBLIC HEARING : FIRST PRESBYTERIAN CHURCH : RE-SUBDIVISION : 27-31 NORTH MAIN STREET**

Chairman Heischman opened the Public Hearing at 7:55 p.m. to solicit comments from the public on the First Presbyterian Church's Re-Subdivision. The Board reviewed plans submitted November 23, 1998. Mr. Thomas Tyson, a church trustee, said they would like to redefine the property lines so the church and manse are on separate parcels. Currently, the manse building crosses the property line between the two parcels. Mr. Turner, the building inspection noted a variance would be needed for the rear setback of the manse and a side variance for the church as neither one meets the setback requirements in the zoning regulations.

As there were no comments from the public, Chairman Heischman closed the Public Hearing at 8:20 p.m.

### **SEQR REVIEW**

Motion by Betsy Taylor, seconded by John Hoffman that the Planning Board be declared the Lead Agency for the purpose of determination of significance for the State Environmental Quality Review Short Environmental Assessment submitted by the First Presbyterian Church. Motion carried.

Motion by John Hoffman, seconded by Betsy Taylor, to adopt the following resolution:

**WHEREAS;** the First Presbyterian Church has prepared a Short Environmental Assessment Form for re-subdivision of their property at 27-31 North Main Street; and

**WHEREAS;** the Planning Board has reviewed proposed plans for the site; and

**WHEREAS;** considering the magnitude and importance of each impact, the Planning board found that no significant environmental impact exists.

**NOW, THEREFORE, BE IT RESOLVED,** by the Planning board, as Lead Agency, that the re-subdivision as proposed will not result in any significant adverse environmental impacts.

Motion duly adopted.

Motion by Betsy Taylor, seconded by Earll Fontaine to deny approval for the re-subdivision of the First Presbyterian Church at 27-31 North Main Street as the side setback and rear setback don't conform to the zoning regulations and referred them to the Zoning Board of Appeals.

## **PUBLIC HEARING : ROGER DEMARCO : RE-SUBDIVISION : 84 HYDE PARK**

Chairman Heischman opened the Public Hearing at 8:22 p.m. to solicit comments from the public on the DeMarco re-subdivision. Mr. David Staerr of Parrone Associates explained Mr. DeMarco was requesting re-subdivision of the property at 84 Hyde Park in order to bring the lots into compliance with the zoning regulations. All four lots will meet the required setback requirements.

As there were no comments from the public, Chairman Heischman closed the Public Hearing at 8:30 p.m.

Motion by Betsy Taylor, seconded by John Hoffman to grant re-subdivision approval for the four lots at 84 Hyde Park according to plans submitted December 1, 1998. Motion carried.

## **PRELIMINARY CONCEPT SITE PLAN REVIEW : SCOTT HAAS : MONROE STREET**

Mr. Haas submitted plans dated November 18, 1998 for a four bay barn on the first level and four bedroom living quarters on the second floor. Mr. Haas would like to use the living space while he is constructing another house in the subdivision and at a later date construct a home for himself on the same lot where the barn would be located. After discussion, the board determined the ordinance doesn't allow two residences on one lot. Board determined Mr. Haas would have to bring a site plan for the lot showing both the barn and the house or make the barn a permanent living space.

**SITE PLAN REVIEW : RICHARD WALKER : 41 NORTH MAIN STREET**

Elaine Walker discussed the renovations planned for the building at 41 North Main Street according to plans submitted on November 20, 1998. There will be two apartments on the second floor. The plans call for a new facade on the two buildings. Elaine explained that because of the cement block in the structure they might not be able to use the windows (lights) around the front doorway. The Board asked that the proportions of the main door be maintained and suggested wide wood pilasters or panels and moldings to have proportions that windows would have. Mrs. Taylor and Chairman Heischman thought pilasters (flat columns) would be appropriate. The Board recommended maintaining the symmetrical spacing of the windows and door.

Motion by John Hoffman, seconded by Earl Fontaine, to grant site plan approval for the renovations at 41 North Main Street, according to plans submitted 11/20/98 contingent on the symmetrical spacing of the windows and door and the color of the siding matching on all sides. Motion carried.

**SITE PLAN REVIEW : DAVID HAFENSTINER : REVISED GARAGE PLANS : 79 MONROE STREET**

The Board reviewed plans submitted on November 23, 1998. These plans are for a 2 story attached garage. The original plans were for a smaller garage. Chairman Heischman said that in reviewing the plans again, it was determined that setback variances would be needed for side and rear. Because it is attached to the house, it must conform to the main house setbacks, not the accessory setbacks. An original garage was located 3.5 ft. from the lot line. The original plans submitted called for a 6 ft. setback on the side. Newly submitted plans call for a larger, multistory structure at 3.5 ft. from the lot line.

Mr. George Baker, the Hafenstiner's architect, said he was not instructed by the Hafenstiner's to review the original garage plans while he was preparing the plans for the new garage.

The Board referred the Hafenstiner's to the Zoning Board of Appeals for the area variance. If the variance is granted by the Zoning Board of Appeals, the Hafenstiner's will need to reappear before the Planning Board for site plan approval of the new plans for the garage.

### **MINUTES**

Motion by Earll Fontaine, seconded by Betsy Taylor, to approve the minutes of November 2, 1998 as amended. Motion carried.

### **ADJOURN**

Motion by Earll Fontaine, seconded by Betsy Taylor to adjourn the meeting at 9:50 p.m. Motion carried.

Respectfully submitted  
Joan J. Olyowski  
Deputy Clerk-Treasurer