

VILLAGE OF HONEOYE FALLS PLANNING BOARD

April 5, 1999

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

ALSO PRESENT: Michael Tobin; Jim Turner; Thomas Tyson, First Presbyterian Church;

David Hafenstiner; Alan Ross; Joe Frawley. Patrick Waterman and Robert Keiffer, ADF Construction; Leanne Rorick, Pinehurst; Eric and Elizabeth Muench; John Scirabba, Fontaine Associates; Richard Rosen, Mark IV Construction

Chairman Heischman called the regular meeting of the Honeoye Falls Planning Board to order at 8:00 p.m.

SUBDIVISION APPROVAL: 27 NORTH MAIN STREET : FIRST PRESBYTERIAN CHURCH

Chairman Heischman, Board members and Jim Turner reviewed plans for subdivision of property belonging to First Presbyterian Church. Mike Tobin noted that a public hearing had already been held, and approval for subdivision and site plan could occur at this meeting. Applicant had already sought and received Zoning Board approval.

Chairman Heischman discussed with Thomas Tyson the shift in boundaries due to the subdivision. Thomas Tyson explained how boundaries were to be redrawn. Board member Tom Judd questioned whether there was enough land to resubdivide for another house in the future. Mr. Tyson replied that the church will not further subdivide the property.

Mr. Tobin questioned whether the subdivision plan had been filed with the County Clerk's office. Applicant stated that it had been filed, and a copy will be provided to the Board.

Motion by Betsy Taylor, seconded by John Hoffman, to the First Presbyterian Church for approval to subdivide property at 27 North Main Street, according to the plans submitted March 16, 1999.

Motion carried.

SITE PLAN REVIEW : GARAGE : 79 MONROE STREET : HAFENSTINER

Review of amended plans submitted for proposed garage. Chairman Heischman questioned whether the plans were drawn on an official plat map. Chairman Heischman noted that location of garage is back behind line of house, and Mr. Hafenstiner needs to pinpoint this on his plan. Upon review of plans, questions were raised by Board member Betsy Taylor and Chairman Heischman regarding scale of drawings provided by Mr. Hafenstiner. Mr. Hafenstiner admitted that drawings were not to required scale. Discussion regarding necessity of officially drawn site plan.

due to changes made by Mr. Hafenstiner on plans of proposed structure, and past problems with meeting design criteria. Mr. Tobin stated that it would be in Mr. Hafenstiner's best interest to get a good site plan done, due to the history of problems with the plan. Chairman Heischman stated that the plans should be redrawn accurately and to scale before approval can be granted.

Chairman Heischman questioned Mr. Hafenstiner as to what type of trim he would be using, and what type of soffits or fascia board would be used. Mr. Hafenstiner stated that he would be using trim, soffits and fascia that would match the house. Chairman Heischman advised Mr. Hafenstiner to indicate trim width, including corners, and treatment around doors. Discussion by Board regarding use of trim between overhead doors. Board in agreement that solid 6" trim would be aesthetically pleasing and acceptable.

Chairman Heischman asked if there were any water concerns. Board member John Hoffman noted to be mindful not to have downspouts or gutters drain into neighbors' yards. Discussion of curb cut; permit has been issued by Monroe County for curb cut. Mr. Tobin requested that Mr. Hafenstiner provide a copy of the permit to the Board. Discussion of granting contingent approval to Mr. Hafenstiner.

Motion by Earll Fontaine, seconded by Tom Judd, to grant conditional site plan approval at 79 Monroe Street pursuant to the plans submitted to the Board at the April 5, 1999 meeting with the following conditions:

1. Mr. Hafenstiner will provide the Board with an acceptable site plan, drawn to scale, as per submission requirements of Section 190-139 The Village of Honeoye Falls Code, as modified by Mr. Tobin's memo, dated February 1, 1999, which was given to Mr. Hafenstiner at the February 1, 1999 Planning Board meeting.
2. The trim of the garage, including windows, corners, soffits and fascia under eaves will match the trim on the house, including width, material and style.
3. Board authorized Chairman Heischman to approve site plan drawings.

Motion carried.

SITE PLAN REVIEW : STORAGE SHED : 40 NORTH MAIN STREET : SUN OIL

Review of a site plan to construct a 12'x20' wood frame storage shed behind the Sunoco station at 40 North Main Street. Joe Frawley, the builder, states that the shed will be 10' off the fenced in HVAC units at the back of the building, with a 10' peak. The shed will have T-111 siding painted white to match the station, and roofed with black shingles. Chairman Heischman questioned what the shed would be used for; Mr. Frawley replied it was being constructed for storage of food containers. Mr. Frawley also said there would be no power or plumbing in the shed. Board Member Earll Fontaine questioned how the shed would be accessed; Mr. Frawley stated it would be through the rear door of the station. Chairman Heischman questioned whether there would be any signs on the building; Mr. Frawley assured her there would not.

Motion by John Hoffman, seconded by Betsy Taylor, to grant site plan approval to Sun Oil for a storage shed at 40 North Main Street, according to plans received April 5, 1999.

Motion carried.

CONCEPTUAL SITE PLAN REVIEW : PINE TRAIL MULTI-FAMILY DWELLINGS FLINT, ALLEN, WHITE & BRADLEY

Discussion regarding potential development of vacant land south of Pine Trail for multi-family dwellings. Robert Keiffer, Project Engineer, explained the project would consist of two phases, the first being a 7 acre parcel, the second being a 13 acre parcel. The proposed buildings would potentially contain 10 units of 1,2, and 3 bedroom apartments with attached garages. The apartments would have identical footprints, and Mr. Keiffer stated he would provide detailed drawings. Mr. Keiffer states that the development would be somewhat upscale, without subsidies, and designed to attract retired residents, but not exclusively so. Mr. Keiffer acknowledged that the complex would contain more units than is permitted by code, but that the project was at the conceptual stage, and design alternatives were being explored.

Mr. Keiffer stated he had met with Building Inspector Jim Turner and Greg Emerson from the DPW to discuss concerns. The primary concerns at this time are storm drainage and sanitary sewers. Chairman Heischman pointed out that this area has been flood and drainage problematic. A discussion ensued regarding strategies for possible drainage, including retention ponds, diverting water to sewers on Pine Trail, and increased detention to minimize impact on Pinehurst. A discussion on the merits of increased detention ensued, with Chairman Heischman pointing out that a detention pond would not qualify as an open space. Chairman Heischman encouraged creative thinking in developing drainage strategies, due to the loss of public space and density of population in the projected development.

A discussion of public use potential in the project ensued, touching on green spaces, tree planting, maintenance of said property, parking spaces, and a recommendation that Mr. Keiffer consult with the Conservation Board for advice. Chairman Heischman indicated that the buildings should not all be

identical in appearance, stating that issues in the past with apartments have been privacy of entrances, side-load garages and parking, and differences in entryways. Mr. Keiffer inquired of the possibility of a second conceptual review, and was assured by Chairman Heischman that was possible. Mr. Keiffer will obtain a copy of the Design Criteria, and was apprised to look at other structures in the Village to keep in character with existing buildings. Mr. Keiffer thanked the Board and indicated he would be returning in the future.

SITE PLAN REVIEW : NEW HOME : 89 EAST STREET : MUENCH

Chairman Heischman stated that there were no real concerns from the DPW regarding the proposed new house at 89 East Street. Mike Tobin inquired if the subdivision recording had been made in the clerk's office; Mr. Muench stated it was. Mr. Tobin asked that Mr. Muench notify the Board which liber or page number it was on.

A discussion of the dimensions of the proposed home ensued. The plans show the one-story home's elevation to be 23' high, 70' across the front, and 68' deep across the garage. Chairman Heischman stated that most homes in that area were 1 ½ or two story homes. Board member Toni Judd inquired if the proposed Victorian trim on the house kept in character with the neighborhood. Mr. Muench replied that was an architect's interpretation, and was added so the house would not look like a ranch. A discussion of alternative trine choices ensued.

Board member Betsy Taylor inquired about the front dormers or gables shown on the plans. Mr. Muench stated that one would extend 8' out from the front of the house, and the other would be flush against the house. Mr. Muench was asked about the exterior of the house; he said vinyl siding would be used. Discussion of planned landscaping, with discussion regarding the use of trellises to break up the front facade.

Board member Taylor noted that the proposed home would be closer to East Street than the Muench's existing home. Board member Earl Fontaine noted that the 24' height of house was high for a ranch house. Chairman Heischman and Board member Judd expressed concern that the proposed structure would be in keeping with the character of the Village, and of the surrounding houses on East Street. A discussion ensued regarding ways Mr. and Mrs. Muench could break up the facade on the front of the house. Chairman Heischman stated that while the reasons for not changing the proposed house were understandable, future concerns to maintain the streetscape of East Street preclude ranch-type houses, and that a balance of styles was needed. Chairman Heischman stated that the issue was to try to amend the design for the gables on the front of the house, to vary the mass of the building. Mr. Muench stated he wanted to proceed forward. He was instructed by Chairman Heischman to mail out the amended computer drawings immediately upon completion to show that the front facade of the house could be broken up, and to return to the next Planning Board meeting with the amended plans.

Mr. and Mrs. Muench returned to the Board meeting later that evening with amended plans. Board members will review.

PRELIMINARY APPLICATION : SUBDIVISION : SET PUBLIC HEARING : 236 MONROE STREET : HENNEN

Mr. John Scirabba from Schultz Associates approached the Board with a plan by Louise Hennen to subdivide 44 acres located at 236 Monroe Street, and to develop one lot of 1.9 acres. The lot would be 175' wide, 460' deep, south of the right-of-way, east of the existing farmhouse, with public water and sewer. The land is currently used for agricultural purposes.

Mr. Scirabba provided the Board with illustrations of a potential modular home to be built on the property. Jim Turner stated that the comments from Monroe County have not been received prior to tonight's meeting. The Board examined the plans, and a discussion of meeting Design Criteria ensued. Questions of future development of the remaining 42 acres were raised. Mike Tobin noted that real property law dictates that the entire lot must be surveyed; Mr. Scirabba stated that had not been done yet, but it would be ready by the public hearing date. Board member John Hoffmann questioned whether the property

belonging to Ms. Hennen across the road from the potential subdivision was on the same tax account as the subdivision parcel, and would need to be surveyed. Mr. Scirabba stated that the survey would meet standards. Chairman Heischman asked about drainage, and Mr. Scirabba replied that the property was isolated, and there would be no adverse impact to surrounding residences.

Motion by John Hoffmann, seconded by Betsy Taylor to schedule a public hearing at 7:30 p.m. for a preliminary subdivision application by Louise Hennen at the May 3, 1999 Planning Board meeting.

Motion carried.

SITE PLAN APPROVAL : NEW HOME: 15 BRIGHAM CIRCLE (LOT #48) : RICHARD ROSEN

Board reviewed site plan for Clover Meadows lot #48. Model has previously been built on other lots. Mr. Rosen asked the Board members to note that this model has an additional room over the garage. He also stated that the potential use of the room was not known, but it would be insulated, with heat and power. Chairman Heischman expressed concern that the room would be used for an apartment. Board member Betsy Taylor stated that 2 family homes had been approved in this area previously. Board member Tom Judd expressed concern with the design if an apartment were made as far as meeting codes, and parking spaces. Chairman Heischman pointed out that the application was for a single-family dwelling. Mike Tobin stated that accessory apartments were not allowed in new homes in this area, and that different criteria needed to be met. Chairman Heischman and Mr. Rosen discussed options in seeking a variance if an apartment were to be incorporated in the house.

Motion by John Hoffmann, seconded by Betsy Taylor, to approve a site plan for a single-family dwelling at 15 Brigham Circle, according to the plans submitted March 3, 1999.

Motion carried.

SITE PLAN APPROVAL : NEW HOME : 41 BRIGHAM CIRCLE (LOT #36) : RICHARD ROSEN

Plans were reviewed by the Board for a new home. The home will be located on a large lot near the wetland, with a side-load garage. A brief discussion of the terrain and drainage of driveway ensued. Mr. Rosen noted that the house will be oriented at a 45 degree angle, with heavy 6" trim and fascia. Chairman Heischman asked if the footpath was marked on the deed, and Mr. Rosen assured her it was.

Motion by Earll Fontaine, seconded by John Hoffmann, to grant site plan approval for a new home at 41 Brigham Circle, Clover Meadows lot #36, according to the plans submitted on March 22, 1999.

Motion carried.

SITE PLAN APPROVAL : NEW HOME : 25 BRIGHAM CIRCLE (LOT # 43) : RICHARD ROSEN

Plans were reviewed for new home. Chairman Heischman asked if the builders planned on saving the pine trees on the lot. Mr. Rosen said they had been flagged. A discussion regarding street trees ensued. Chairman Heischman noted that the plans called for a side load garage had solid columns in the front, and attractive dormers.

Motion by John Hoffmann, seconded by Betsy Taylor to grant site plan approval for a new home at 25 Brigham Circle, Clover Meadows Lot # 43, according to plans received March 22, 1999.

Motion carried.

PROPOSED CHANGES TO HOUSE PLANS : CLOVER MEADOWS LOT #22

Mr. Rosen then presented to the Board proposed changes for a new home located on Clover Meadows Lot #22, previously approved at the November Board meeting. Mr. Rosen stated that a new buyer wanted to change several details on the house. These included changing the scallop shingles to cedar shingles, detail trim changes on the eaves, changing the posts from 4" diameter to 6" diameter, and removal of a

triple window and a single window from the back of the house. After examining the proposed changes, Chairman Heischman stated that the 3" width for the trim seemed reasonable. No other concerns were noted.

Motion by John Hoffman, seconded by Betsy Taylor, to accept the following changes to plans for a new home at Clover Meadows Lot 422:

- Shingles on gables and eaves are to be replaced by cedar shingles on gables, and detailing in eaves.
- Trim on brackets is to be changed
- Window modifications specified on amended plans submitted April 5, 1999. Motion carried.

OTHER BUSINESS

A grading plan was provided by Barry and Sharon Kissack for their proposed new home at 96 %2 West Main Street. Jim Turner noted that the plan, done by Ted Collins, called for storm water to be routed around the existing grate, away from Stonefield. It was noted that Mrs. Kissack plans to incorporate some of the drainage area into a "bog garden". Jim Turner assured board members that the plan was feasible.

Motion by Betsy Taylor, seconded by Earll Fontaine, to give final approval for site plans submitted by Sharon and Barry Kissack March 3, 1999 with satisfactory grading plans received April 5, 1999.

Motion carried.

The Board had an informal discussion regarding landscaping for 10 Carriage Street. Chairman Heischman stated that she had spoken with a member of the Conservation Board, and they would like to be informed about what was going into the landscaping plan. Jim Turner stated that the plan would include shrubbery as a visual barrier as per Zoning code. He then informed the Board that GM planned on taking up all the blacktop from the lot line on Norton Street back to the lot line adjacent to Dorschel. Chairman Heischman questioned whether there would be any damage to the hickory trees when the blacktop was removed. Mike Tobin stated that it would be

appropriate for the Conservation Board chairman to accompany Jim Turner to meet with GM to discuss their landscaping plan. Chairman Heischman noted that it would be appropriate for the Conservation Board chairman to send a list of plant species that were suitable for the site. Jim Turner stated that a landscape plan would be provided, with a mix of deciduous and evergreen trees, as per Section 190-78 The Village of Honeoye Falls Code.

MINUTES

Motion by Earll Fontaine, seconded by Betsey Taylor to approve the minutes of March 9, 1999 as amended.

Motion carried.

ADJOURN

Motion by Earll Fontaine, seconded by Betsey Taylor to adjourn the meeting at 11:25 p.m. Motion carried.

Respectfully submitted,
Sheila Coleman
Planning Board Secretary