

## VILLAGE OF HONEOYE FALLS PLANNING BOARD

May 3, 1999

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

**MEMBERS ABSENT:** Tom Judd

**ALSO PRESENT:** Michael Tobin; Jim Turner; John Sciarabba, Schultz Associates; Todd Jones, Key Homes; Morton L. Bittker, Woods, Oviatt, Gilman, et al; Louise Hennen; Chuck Jansen, Molye Chevrolet; Eric and Elizabeth Muench; Chuck and Terry D'Imperio; Mr. And Mrs. Rocky Pugliese; Joan Havilland; Curtis Cook; Matthew Fronk; Steve Burnette; Kenneth Guenther.

Chairman Heischman called the regular meeting of the Honeoye Falls Planning Board to order at 7:30 p.m.

### **PUBLIC HEARING: PRELIMINARY SUBDIVISION APPROVAL : 236 MONROE STREET : HENNEN**

Chairman Heischman opened the Public Hearing at 7:35 p.m.

John Sciarabba from Schultz Associates described the plans for development of the lot to be created by the subdivision. The lot is to be used for a home site for a friend of the property owner. He noted that there were no drainage problems apparent Chairman Heischman inquired as to the setbacks, and Mr. Sciarabba informed her that they were 100' off the right-of-way, 300' west of homes located to the east of the proposed home site. Board Member John Hoffman inquired if a variance was needed for the setback, and Jim Turner assured him it conformed to standards. Chairman Heischman inquired as to preservation of the hedgerow bordering the property, stating that a significant hedgerow is an asset in this area. Mr. Sciarabba stated that while some of the hedgerow would have to be removed to allow for construction, as much as possible would be preserved.

Mr. Sciarabba then showed the Board photos of a home similar to the one being considered for this site. A discussion ensued regarding the garage, placement of dormers, and other features. Mr. Sciarabba stated that he had no blueprints to show the Board, as they had arrived at his office containing errors.

At this time Chairman Heischman asked if there were any comments from the assembled.

Mr. Morton Bittker, from Woods, Oviatt\_ Gilman, et al. addressed the Board as legal representative for Ms. Hennen. He stated that Ms. Hennen would continue to live in her current residence while and after the house was built. He also stated that Ms. Hennen may opt to retain ownership of the property after it is subdivided. Chairman Heischman asked if that meant she would be renting the property. Mr. Bittker stated that there were no terms as of yet, but that the prospective resident of the new home would be living there with Ms. Hennen's permission.

Chairman Heischman next explained to Mr. Sciarabba the difference between a site plan approval and subdivision approval, stating that they were two separate actions, and that the Board was only addressing the subdivision approval at this meeting. Village Attorney Mike Tobin reiterated that the preliminary subdivision plan could be approved at this meeting, but that approval of the house's architectural design, necessary for a building permit, would be done separately from the subdivision approval. Todd Jones, representing Key Homes of Clifton Springs, NY, then approached the Board with questions regarding meeting site plan approval. A discussion ensued regarding the requirements necessary to meet Board approval for blueprints, including full construction drawings provided for the Building Department and a footprint for the Planning Board. Mr. Jones was also referred to the Village Standards for Review, and was told that it was fairly self-explanatory. Chairman Heischman asked the public for any comments.

### **SEQR Review**

Motion by John Hoffman, seconded by Earll Fontaine 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 Louise Hennen.

Motion carried.

Motion by Betsy Taylor, seconded by Earll Fontaine to adopt the following resolution:

WHEREAS; Louise Hennen has prepared a Short Environmental Assessment Form for subdivision at 236 Monroe Street; and

WHEREAS; the Planning Board had 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 Hennen subdivision as proposed will not result in any significant adverse environmental impact.

Motion duly adopted.

Motion by Betsy Taylor, seconded by John Hoffman to close the Public Hearing. Motion carried.

Public Hearing was closed at 8:15 p.m.

Chairman Heischman reviewed comments from the Village Department of Public Works regarding sewer amount and volume for the proposed subdivision. She cited a comment that stated water from the proposed subdivision should not be allowed to flood adjacent homes. She also stated a desire to maintain hedgerow quality when the hedgerow is altered for construction, with the hedgerow to be indicated on the site plan map, and the areas removed to be in sections. Mr. Bittker stated that Ms. Hennen had plans to upgrade and improve the hedgerow, and that the stone hedge located on the property will remain intact. Motion by John Hoffman, seconded by Earll Fontaine, to grant preliminary subdivision approval to Louise Hennen for her property located at 236 Monroe Street, Honeoye Falls, New York, pursuant to the plans submitted April 7, 1999.

Motion carried.

#### **SITE PLAN REVIEW : CHANGE OF USE : 125 WEST MAIN STREET : MOLYE**

Chuck Jansen from Molye Chevrolet explained to the Board his wish to convert the back portion of a building at 125 West Main Street from a retail space to an auto repair shop. He stated that necessary upgrades in electric and the installation of an oil separator would occur prior to use for the auto repair. He stated that the front of the building would remain more or less as-is, as he was trying to find a tenant for the building.

Chairman Heischman questioned Mr. Jansen as to the number of cars that would be in the lot for repairs. Mr. Jansen replied that 90% of the vehicles there would be for internal business from Molye Chevrolet. A discussion of parking spaces determined by retail space ensued, due to the 4800 square feet of retail space still available in the front of the building. Chairman Heischman stated that the Board would like to see a parking layout. She noted that the side lot line of the building runs alongside Rite-Aid, and that a common driveway was shared. Mr. Jansen stated it was too early to tell how much parking would be needed, as he had no tenant for that part of the building, and would have to wait to assess parking needs. Board member John Hoffman ventured that approximately 20 spaces would be necessary.

Chairman Heischman then discussed lighting concerns. She asked if additional lighting would be necessary if cars were stored in back of the building. Mr. Jansen stated that low impact lighting for security purposes would be a possibility. Chairman Heischman inquired if Mr. Jansen had plans to use the building as a warehouse; a discussion of warehouse space regulations ensued. The Board cautioned Mr. Jensen regarding the maximum amount of cars allowed outside of an auto repair shop, as per Village Code 190-135, which states the number of cars outside a repair shop must not be greater than 10.

Motion by Earll Fontaine, seconded by John Hoffmann for approval of change of use from retail to auto repair shop for the rear part of a building located at 125 West Main Street, Honeoye Falls, New York, as per Village of Honeoye Falls Code, Section 190-135.

Motion carried.

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

The Board reviewed the revised plans submitted by Eric and Elizabeth Muench. Mr. Muench stated that the revised plans included moving the driveway, and that they were awaiting the engineer's reply from the County DOT regarding concerns about the water main. The Board reviewed letters from the County. Chairman Heischman noted that the setbacks were acceptable, and asked for comments from the Board. Board member Betsy Taylor noted a change in contours in the back of the house. A discussion of preservation of trees ensued, with Mrs. Muench stating that they had only intended to cut down one tree.

The Board discussed the windows of the new home, and also a proposed barn that the Muenches wish to build. Board member Betsy Taylor and Chairman Heischman discussed trim with the Muenches, citing that 6" trim on the barn would be acceptable, as in keeping in character with the house and neighborhood.

Motion by John Hoffmann, seconded by Earll Fontaine, to grant site plan approval to Eric and Elizabeth Muench, for a new home at 89 East Street, pursuant to plans submitted to the Board May 3, 1999.

Motion carried.

**SITE PLAN REVIEW : ADDITIONAL PARKING SPACES : to CARRAIGE STREET : GENERAL MOTORS**

Matthew Fronk from General Motors explained to the Board that GM wanted to fill in spaces left by vacated trailers when GM refurbished the Carriage Street location. Chairman Heischman inquired if there would be additional lighting in the proposed parking area. Mr. Fronk stated there would not; and that there were hoods on order for the existing lights to direct the light downward. A discussion ensued regarding intrusive lighting concerns, and their prevention.

**SEQR Review**

Motion by Betsy Taylor, seconded by John Hoffmann 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 General Motors.

Motion carried.

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

WHEREAS; General Motors has prepared a short Environmental Assessment From for additional parking spaces at 10 Carriage Street; and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board, as Lead Agency, the additional parking spaces proposed will not result in any significant adverse environmental impact.

Motion duly adopted.

Motion by Earll Fontaine, seconded by John Hoffmann to grant site plan approval to General Motors for additional parking spaces at 10 Carriage Street pursuant to plans submitted April 16, 1999.

Motion carried.

The Board next discussed with Mr. Fronk the landscaping plans submitted to the Board by GM. Chairman Heischman recommended that GM use subspecies as per the Village Conservation Board recommendations, and that viburnum would be preferred. The Board also discussed possible fencing; split rail fences being favored by the Board.

#### **INFORMAL DISCUSSION : NEW HOME : PAPERMILL STREEET : D'IMPERIO**

The Board reviewed plans for a proposed house to be located on Papermill Street. Setbacks, garage preferences, and drainage issues were discussed by the D'Imperios and the Board. Jim Turner cited issues such as tying into storm sewers, the use of swales, and grading. The D'Imperios were instructed to obtain a copy of the Design Criteria and Site Plan regulations to prepare for a formal submission to the Board.

#### **SITE PLAN REVIEW : ADDITION : 95 MONROE STREEET : WORBOYS**

Curtis Cook, contractor for the property owners, explained plans for a 1 'h story addition to the house at 95 Monroe Street. He stated that the addition would extend the back of the house, while keeping the same look of the house. Chairman Heischman asked if the addition would be keeping in character with the rest of the house. Mr. Cook stated that the rest of the house is fairly chopped up, as it already has additions to the original structure. Mr. Cook stated that the addition would make the roofline more uniform, as it would incorporate differing rooflines into one contiguous roofline. Chairman Heischman asked if the area would be used as an apartment; Mr. Cook stated that the addition would be used for a living room/bedroom area.

A discussion of the windows revealed that Mr. Cook would be using existing windows in the addition.

When questioned about siding and trim, Mr. Cook stated that the trim would be 6" clapboard, matching that on the house. Mr. Cook stated that there is 1x6 trim currently around windows. Roof detail was clarified for the Board members as Mr. Cook described a small gable that would be facing Monroe Street. Chairman Heischman questioned Mr. Cook as to the transition to main house with fascia; Mr. Cook said he could nm fascia if that was preferred. Chairman Heischman asked if Mr. Cook would try to tic into the house architecturally, he stated he would add a cornice if desired. Chairman Heischman agreed that this was acceptable.

Motion by Betsy Taylor, seconded by John Hoffmann, to grant Site Plan Approval for an addition at 95

Monroe Street pursuant to plans received by the Board at their meeting May 3, 1999, with the addition of a cornice.

Motion carried.

#### **MINUTES**

Motion by Earll Fontaine, seconded by Betsy Taylor to approve the minutes as amended.

Motion carried.

#### **ADJOURN**

Motion by John Hoffmann, seconded by Earll Fontaine, to adjourn the meeting at 10:15 p.m. Motion carried.

Respectfully submitted,  
Sheila Coleman  
Planning Board Secretary