

**VILLAGE OF HONEOYE FALLS PLANNING BOARD**

**June 7, 1999**

**MEMBERS PRESENT:** Denise Heischman, Chairman; Betsy Taylor; John Hoffman; Tom Judd

**MEMBERS ABSENT:** Earl Fontaine

**ALSO PRESENT:** Jim Turner, Village Code Enforcement Officer; Michael Tobin, Village Attorney; Scott Haas; Trey Talbot; Chuck and Terry D'Imporio; Steve Burnette; Joan Havilland; Jack Bielicki; Don Irvine; Maria Furgiule; David Kriebel and Steve Hogarth, K&H Products; Louise Hennen; John Sciarabba. Schultz Associates; Todd Jones, Key Homes; Morton Bittker, Woods, Oviatt, Gilman, et al; Nick Pzalkis and T.P. Lafore, HFL High School Government Class.

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

**SITE PLAN REVIEW : NEW HOME ; MONROE STREET ; HAAS**

Chairman Heischman and the Board reviewed the plans for a new home located in the Haas Subdivision on Monroe Street. Chairman Heischman inquired as to the progress of the sewer hookup currently underway. Mr. Haas stated that they were attempting to finish as soon as possible, with as little disruption to the neighborhood as possible. Chairman Heischman inquired whether Mr. Haas had intentions of adding on to the house once it is built. Mr. Haas stated that might be a possibility sometime in the future, but his main focus was getting the house built. He stated that the lower part of the house would be used for the storage of equipment. with a residence upstairs. The Board commented favorably on the design of the house. Chairman Heischman and Board Member Toni Judd discussed the location of the home within the subdivision. No drainage issues were noted. Chairman Heischman inquired as to the progress with utility hookups. Mr. Haas stated they were a little behind schedule with the utilities, due to having to drill through 5'-8' of rock on the site. Mr. Haas stated that test holes have been dug, and that no problems have been noted. He also stated it was necessary to drill through the rock to place the 4"-6" of gravel around the sewer line as required.

Board Member John Hoffman brought up the question of whether or not the archeological survey was done during the digging of the foundation. Mr. Haas said it was completed at another time. Chairman Heischman reviewed the home site in regards to right-of-way. She asked for any further questions or concerns from the Board members; none were noted.

Motion by Betsy Taylor. seconded by Tom Judd for Site Plan Approval to be granted to Scott Haas for a new home on Monroe Street, according to plans received April 26, 1999.

Motion carried.

Mr. Haas was referred to Jim Turner for additional information regarding house numbers.

**SITE PLAN REVIEW : STORAGE SHED : 67 PAPERMILL STREET : TREY TALBOT**

Mr. Talbot approached the Board with plans to build a storage shed at his property located at 67 Papermill Street. He stated that he would like to tidy up the lot somewhat, as he had various equipment and horse related items he wished to store. Mr. Talbot showed the Board where the proposed shed would be located, on the furthest back corner of the lot. Mr. Talbot stated that the location proposed was flexible in terms of setbacks, and chosen with consideration of possible future development of the lot in mind.

Chairman Heischman and the Board examined the plans submitted by Mr. Talbot. Mr. Talbot stated that the footprint of the proposed shed was 42'x50', and that it would have one overhead door, not two as shown in the illustration. Chairman Heischman stated that the proposed structure looked similar to a barn. Board Member John Hoffman inquired if Mr. Talbot would use the proposed structure for business purposes. Mr. Talbot stated it would be used for storage of equipment, a boat, and items used in the care of his horses. Mr. Talbot stated that lane would be created for access to the site, and that he had spoken

with Building Inspector Jim Turner regarding this matter. Mr. Talbot stated that there would be no windows, but that skylights would provide adequate light. Mr. Talbot described the proposed structure as being wood frame with a steel shell, having 1' side, front and back overhangs, a single, central door, with a cupola extending from the roof. Mr. Talbot stated the structure would be a single color, with contrasting trim. He stated that the structure would be built offsite, then moved to the property and assembled over a stone floor, as per the manufacturer's recommendation.

Board Member John Hoffman inquired if Mr. Talbot would have any utilities run to the shed. Mr. Talbot replied that at present, he would not, but could possibly run power to the shed in the future. Mr. Talbot indicated he had been in contact with Niagara Mohawk regarding power lines located to the rear of his property, but was told that it was an industrial/commercial power supply which would require Mr. Talbot to obtain a transformer.

Mr. Talbot inquired as to issues regarding setbacks if a house were to be built on the lot in question. Board Member John Hoffman stated the setbacks would need to be pinned down.; the setbacks currently were estimated to be 18' and 30'. Board Member Betsy Taylor questioned Mr. Talbot regarding flood plain issues; he replied that other areas would have to flood before any flooding would reach his property. A discussion ensued regarding the height of Mr. Talbot's proposed structure, making sure that it would not exceed the height limit of 23'. Mr. Talbot stated that the structure would fall within the 23' limit, with the possible exception of adding a weathervane. Board Member John Hoffman stated that Mr. Talbot would be held to the dimensions provided to the Board once construction started. A discussion ensued regarding preferences for siding, ventilation, and whether or not a permit was necessary for the driveway. Building Inspector Jim Turner informed Mr. Talbot that a road cut permit would be needed to be obtained from the Village.

Motion by John Hoffman, seconded by Tom Judd to grant Site Plan Approval for a storage shed located at 67 Paper mill Street to Trey Talbot, according to plans submitted at the June 7, 1999 Planning Board meeting.

Motion carried.

#### **INFORMAL DISCUSSION : PROPOSED CHANGES TO EXTERIOR OF HONEOYE FALLS FIRE DEPARTMENT BUILDING**

Jim Turner approached the Board with drawings submitted by the Fire Department regarding proposed changes to the section of the Fire Department building directly next door to Valentino's Pharmacy. The Fire Department would like to replace the old overhead doors which are no longer in use, infill them with brick, and put windows in their place. They would also like to install a message board to replace the old electric sign that currently serves as a notice board for the Fire Department. Village Code Enforcement Officer Jim Turner provided the Board with drawings from the Fire Department illustrating how they wished to alter the building.

Chairman Heischman inquired as to details regarding building and window trim, and specific measurements regarding the message board. Board member John Hoffman inquired if the proposed message board would exceed Village signage regulations. A discussion ensued amongst the Board, with questions raised on issues of trim, measurements, lighting and lettering. A suggestion was made that any informational brochures used by the Fire Department for the proposed changes be reviewed by the Board to obtain more specific information. Chair an Heischman stated that more detailed drawings would be necessary, due to the major shift in the facade of the building, and that this would affect a major portion of the downtown area.

It was agreed by the Board to maintain communication with the Fire Department regarding this proposal.

#### **SITE PLAN REVIEW : NEW HOME: PAPERMILL STREET : D'IMPERIO**

The Board reviewed plans for a new home submitted by Chuck and Terry D'Imporio, and their builder, Steve Bumette. The Board, the D'Imperios and Mr. Burnette reviewed comment sheets from the Village

DPW. Chairman Heischman questioned a statement on the Continent Sheet regarding the location of a second catch basin for the house. Village Code Enforcement Officer Jim Turner reviewed the site plan map in regards to the location of the catch basin in question. It was determined that the second basin was to be located under the driveway for storm drainage, but that more detail in regard to the location was needed. A discussion ensued amongst Jim Turner, Steve Burnette and the Board regarding drainage issues for the site. Jim Turner decided that the Village engineer could have had some concerns regarding capacity in the storm drains, thereby requesting that a second catch basin be employed. Chairman Heischman stated that more detail of the catch basin would be needed prior to construction. It was determined that there would be adequate drainage of the property when tied in to the Village storm drains, so that only one catch basin would be necessary.

The Board reviewed landscaping plans with the D'Imperios. One area of concern was that a street tree was to be removed due to construction of the house. Chairman Heischman pointed out that when a street tree is removed, it should be replaced. The D'Imperios stated that they were trying to find a place to plant a replacement tree on the lot, but had not determined an adequate spot for such. Chairman Heischman also stated that care should be taken to protect an existing maple tree on the site during construction, with orange construction fencing used to prevent damage to the tree. Board Member John Hoffman stated that visibility issues should be considered during construction as well.

The Board reviewed the house plans supplied by the D'Imperios. Chairman Heischman stated that the single dormer was aesthetically preferable to a double dormer. The Board then reviewed the interior plans, and found them acceptable. Chairman Heischman inquired about the trim to be used, Steve Burnette stated that it would be matching 1x4. He stated that the D'Imperios might add a Bilco entryway to back corner of the house. The Board agreed that the house was acceptable, and matched the character of the neighborhood. It was agreed that the setbacks were in conformity as well. The D'Imperios were asked if they planned on having above-ground or buried power lines; they stated that they had not decided yet.

Motion by Tom Judd, seconded by Betsy Taylor, to grant site plan approval to Chuck and Terry D'Imperio for a new home at Papermill Street pursuant to the plans received May 24, 1999, meeting with the following conditions:

1. The D'Imperios will add orange construction fencing at the drip line for the duration of construction to prevent damage and/or soil compaction to the maple tree, the hedge located to the west of the property, or other trees located on the property; no equipment, piled lumber or other obstructions will be placed or piled on the trees or hedge.
2. The D'Imperios will provide to the Planning Board a detail of the catch basin located next to the driveway prior to the beginning of construction, with an additional second catch basin left in the plans as an option.
3. The gutters and catch basin(s) on the house will all tie in with the Village storm sewers.

Motion carried.

#### **SITE PLAN REVIEW : GARAGE : 12 CHURCH STREET : BIELICKI**

Chairman Heischman and the Board reviewed plans for a proposed detached garage at 12 Church Street. Chairman Heischman reviewed the site plan drawings with the property owner, Mr. Jack Bielicki, and found the proposed structure to be approximately 4' and 7' from the property line. The proposed structure is to be approximately 18' high, depending on the height of the foundation, and 28' wide. Chairman

Heischman inquired if Mr. Bielicki planned to take out the hedgerow near the proposed site; Mr. Bielicki stated that he would try to clear close to the house on the other side of the Hedgerow. Chairman

Heischman asked Mr. Bielicki what he planned to use for the driveway; Mr. Bielicki stated he planned to have a gravel driveway. Mr. Bielicki was asked if there were any known water problems on site; he stated there were none known.

Chairman Heischman asked Mr. Bielicki what type of siding he planned to use on the building. He stated that he planned to use vinyl clapboard. A discussion ensued regarding the trim to be used. Board Member

Tom Judd inquired what type of molding would be used around the doors, and was told by Mr. Bielicki that it probably be 2" brick, covered with wood. It was suggested that 1"x 4" wood trim would be appropriate around the windows and doors.

Motion by Betsy Taylor, seconded by John Hoffman to grant site plan approval to Jack Bielicki for a garage at 12 Church Street pursuant to plans submitted to the Planning Board at their June 7, 1999 meeting, with the addition of 1"x 4" wood trim to be used around the windows and doors of the garage.

Motion carried.

#### **SITE PLAN APPROVAL : ADDITION :**

#### **55 YORK STREET : IRVINE**

The Board reviewed plans and photos supplied by architect Maria Furguile and Don Irvine for a second-story addition to the York Street home which Mr. Irvine will close on this week. The addition will be on the second story only, to be built over a room previously added on to the house. A discussion regarding the roofline ensued, with Ms. Furguile showing details of what the roof would look like after the addition was completed. Ms. Furguile stated that the pitch for the roof of the addition would match the existing roof as much as possible. Chairman Heischman inquired if there were any water problems with the roofline: Ms. Furguile stated that the roof would provide adequate drainage. A discussion ensued regarding possible subdivision of the property, and whether any inconsistencies in the roofline would be visible. Mr. Irvine stated that he had no intention of subdividing the property, and Ms. Furguile stated that the roofline would not be visible from York Street.

Chairman Heischman noted that there would be no change in drainage or setbacks as a result of the proposed addition. A discussion ensued regarding the alignment of windows in the proposed addition, with Chairman Heischman requesting the neatest visual alignment possible, with special note to the right side and left bathroom windows, to maintain continuity of the windows. Mr. Irvine noted that they were somewhat limited as to where new windows would go: Ms. Furguile stated that every effort would be made to align the windows as symmetrically as possible, establishing a pattern, and keeping the line of the windows on the top of the structure. Board Member Betsy Taylor noted that the same architectural features of the house would be employed in the proposed addition, that the windows would not be visible from the street, and that Mr. Irvine and Ms. Furguile should align the windows as best they could.

Motion by John Hoffman, seconded by Tom Judd to grant site plan approval to Don Irvine for an addition at 55 York Street, pursuant to the plans submitted June 2, 1999, with a stipulation to maintain window alignment to the best of their ability.

Motion carried.

#### **INFORMAL DISCUSSION : POSSIBLE EXPANSION /ADDITION : K&H PRODUCTS : 43-45 NORTON STREET**

David Kneel and Steve Hogarth of K&H Products approached the Board for an informal discussion regarding the possible expansion of their Norton Street business. They stated that the person owning the home next to their current location was willing to sell it to them. Mr. Kneel stated that this would allow the business to expand their parking capacity without interfering into the loading zone. Eventually, Mr. Kriebel stated that the house could be demolished to allow for an expanded parking lot and possible addition to the business. Chairman Heischman inquired if there were some other option rather than demolition of the house, such as use for office space, or as a rental. Mr. Kneel stated that locating their offices off-site

would not be feasible, and that the house was currently a rental, but the owner had told him the home needed quite a bit of repair work. Mr. Kriebel stated that the business needed additional parking for employees, as well as additional business space and that the truck route must be maintained. Chairman Heischman stated that Mr. Knebel would need to apply for a Zoning variance before any additions could be approved, as the business was currently at the maximum square footage allowed by the Zoning regulations.

Mr. Knebel stated that additional space was needed for manufacturing use. That the other option was relocation of the business, but he and Mr. Hogarth did not want to do that. Board Member Betsy Taylor pointed out that the demolition of the existing house and expansion of parking and loading routes could have a negative effect on the adjacent residents. Chairman Heischman stated that the Board was not fond of demolition in a Traditional Village zoning area. Mr. Knebel stated that he had explored other options such as renting vacant land from Cranmer's for use as parking, thereby freeing space for the truck route. Board Member John Hoffman stated that sufficient parking could be found off-site, utilizing a permanent easement for use of the property for parking. A discussion ensued regarding additional parking, including the number of prospective parking spaces, landscaping issues and long-term leasing of property. Chairman Heischman reiterated that a variance would be needed from the Zoning Board for any expansion of the business. Mr. Knebel and Mr. Hogarth stated that they would research their options further, and return to the Board in the future.

#### **SITE PLAN/ FINAL SUBDIVISION APPROVAL : NEW HOME : 236 MONROE STREET : HENNEN**

John Sciarabba from Schultz Associates approached the Board for final subdivision approval for Louise Hennen. Mr. Sciarabba stated that Monroe County Water Authority was ready to sign off on the subdivision as soon as the Village signed off for the sewers. The Board noted that there were no new notes on the plans, no drainage problems, and no other problems noted in the proposed subdivision. Chairman Heischman inquired about the hedgerow and how it would be protected or restored during and after construction. Mr. Sciarabba stated that while some of the brush would be cleared for installation of sewers and construction of the driveway, Mrs. Hennen intended to maintain the stone hedge as a feature of the property. Chairman Heischman stated that the plants found in the hedgerow should be maintained as much as possible, as the honeysuckle in the hedge is valued. Board Member John Hoffman stated that there should be a minimal disruption of the hedge for utilities and visibility. Chairman Heischman stated she would sign off on the mylar drawings of the subdivision.

The Board was then shown the house plans and elevation drawings for the proposed home by Todd Jones, representing Key Homes. The Board reviewed the plans, noting the small front porch, shutters, and garage. Mr. Jones also pointed out the back entry which was covered by the roofline extending downward. Chairman Heischman asked Mr. Jones if the profile had changed from previous drawings; he stated there were slight changes. Chairman Heischman noticed that the double dormers had been changed to a single, slightly wider dormer with the roofline spread 3' or so, and it was more aesthetically pleasing. Chairman Heischman stated that the footprint was requested of the proposed house due to the many recesses: the footprint was provided and reviewed by the Board.

Board Member Tom Judd stated that the house did not fit in with the character of the Village, and expressed concern that the remaining property would be subdivided and similar houses would be built, changing the character of the area. Morton Bittker of Woods, Oviatt, Gilman, et al approached the Board as legal representative for Mrs. Louise Hennen. He stated that Mrs. Hennen, a long-term resident of Honeoye Falls, had absolutely no intent to subdivide the remaining property, although she had been approached by developers in the past.

Chairman Heischman asked Mr. Jones if he had considered changing the depth of the porch to 6' from 4' to make it a usable front porch. Mr. Jones replied that it was more of a covered entry than a porch, but that expanding the porch would not be difficult. He stated that the house was set up for the addition of a deck in the back, since sliding doors were located at the back of the house. Chairman Heischman stated that all trim used around the house should match. Chairman Heischman again reiterated that care should be taken in preserving as much of the hedgerow as possible, since it was part of the character of the neighborhood.

Motion by Betsy Taylor, seconded by John Hoffman to grant final subdivision approval to Louise Hennen for property located at 236 Monroe Street.

Motion carried.

Motion by Tom Judd, seconded by Betsy Taylor to grant site plan approval to Louise Hennen for a new home pursuant to plans received June 7, 1999, with the expansion of the front porch as per discussion by the Planning Board at their June 7, 1999 meeting.

Motion carried.

### **MINUTES**

Motion by John Hoffman, seconded by Betsy Taylor to approve the minutes as amended.

Motion carried.

### **OTHER BUSINESS**

An informal discussion was held amongst the Planning Board, Village Attorney Michael Tobin, and

Village Code Enforcement Officer Jim Turner regarding consistency in submissions for site plan review. A workshop session was set up for Monday, June 14, 1999 to further discuss these issues. Mayor Morton will be notified, and Planning Board Secretary Sheila Coleman will send out reminders to all Board Members, Mike Tobin, and Mayor Morton regarding this meeting.

### **ADJOURN**

Motion by Tom Judd, seconded by Betsy Taylor to adjourn the meeting at 10:20 p.m.

Motion carried.

Respectfully submitted.  
Sheila Coleman  
Planning Board Secretary