

VILLAGE OF HONEOYE FALLS PLANNING BOARD

AUGUST 18, 1999

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

ALSO PRESENT: James Turner, Village Code Enforcement Officer; Michael Tobin, Village Attorney; Jennifer Stuckless, Juniper Beans; Terrance Gleason, Passero Associates; Ron Brand, Town of Mendon; Thomas Cusker, Town Attorney, Town of Mendon; Paul Tichenor; Hillary Overberg, The Sentinel

Chairman Heischman called the special session of the Village Planning Board to order at 7:45 p.m.

SITE PLAN REVIEW 1 CHANGE OF USE : JUNIPER BEANS : 61 NORTH MAIN STREET : JENNIFER STUCKLESS

Ms. Stuckless approached the Board with revised interior plans for her proposed restaurant/cafe. She explained to the Board how she had reconfigured seating and retail space to reduce the amount of parking spaces required by the square footage of the building. Ms. Stuckless explained that with the addition of "open kiosks" the number of required parking spaces would be less than previously required. Ms. Stuckless also informed the Board of her intent to appear before the Zoning Board of Appeals to request a variance for parking requirements.

A discussion ensued amongst the Board and Ms. Stuckless regarding various options for parking configurations for her proposed restaurant. Topics discussed included increasing parking spaces redrawing lines in the existing parking lot, possible extension of existing parking lot to the side of the building, and reducing the number of fixed seating in the proposed business to lower parking requirements. Chairman Heischman inquired if Ms. Stuckless had contacted any neighboring businesses regarding shared parking spaces; Ms. Stuckless stated that she did not believe that there would be adequate parking for the manufacturing business across the street as well as her proposed business. Board member Betsy Taylor explained that official shared parking could provide Ms. Stuckless with additional parking that could be used for employees, as well as for patrons of her business on weekends. Board member John Hoffman stated that Village parking was an issue for many businesses, and that any creative solutions would be welcomed.

Ms. Stuckless stated that she intended to appear before the Village Trustees at their September 20, 1999 meeting to request all easement for parking in a Village Park lot. Chairman Heischman

recommended that Ms Stuckless would need to proceed to the Zoning Board to obtain a variance for parking. Village Attorney Michael Tobin recommended that Ms. Stuckless be prepared to disclose the square footage of her proposed restaurant. as well as the square footage of the entire building. plus the uses of all spaces in the building when she appears before the Zoning Board and the Trustees. Code Enforcement Officer Jinn Turner stated that this had been reviewed, and the information regarding use of the building was on file.

The Board also discussed preserving the wooded area behind the building. buffering and screening concerns for the proposed restaurant. and possible extension of the trail head that is located behind the Lower Mill. Chairman Heischman asked for further comments or recommendations from the Board; Mr. Fontaine suggested that Ms Stuckless continue to pursue parking alternatives, even if granted a variance by the Zoning Board.

Motion by John Hoffman, seconded by Earl Fontaine to grant site plan approval to Jennifer Stuckless for a business located at 61 West Main Street, contingent on obtaining a variance from the Zoning Board of Appeals or resolving parking requirements to the satisfaction of the Village.

Motion carried.

SITE PLAN REVIEW : WING WALL PROJECT : 16 WEST MAIN STREET : TOWN OF MENDON

The Planning Board reviewed submissions for the wing wall project with Terrance Gleason of Passero

Associates and Ron Brand, planner for the Town of Mendon. Mr. Gleason stated that he had submitted for a floodway permit, which was necessary to begin work on the project. He then displayed to the Board various samples and illustrations of building materials, colors and textures considered for use in the project. Mr. Gleason stated that the goal was to get the concrete deck to resemble hand-laid stone as much as possible. and to find a pattern that would be complementary with the existing wall.

Chairman Heischman inquired if stone facing would be considered; Mr. Gleason stated that it would be an option, albeit an option requiring high maintenance, since the varying levels of the creek could cause loosening of stones over time. A discussion ensued amongst the Board and Mr. Gleason regarding the advantages of the various types of concrete used in similar structures. Mr. Gleason stated that the primary concern was that the structure would be able to withstand the elements. Mr. Fontaine inquired if Mr. Gleason was aware of where examples of the concrete facing were in use in the area. Mr. Gleason replied that an apartment complex in East Henrietta between Interstate 390 and Calkins Road. A discussion regarding possible cracking in the concrete and loosening of stones due to water flow ensued.

The Board and Mr. Gleason reviewed drawings that had been submitted at previous meetings to note differences in the submissions. Mr. Gleason noted that portions of the proposed wall would be located two to three feet into a 100-year flood plain area. Mr. Gleason went on to explain how the formwork on the proposed wall would not be visible from the bridge, and that the top of the proposed deck would be at the bottom joist of the existing deck. The wall would be one foot higher than the existing deck rail. Mr. Gleason stated that two of the primary concerns with the project would be to ensure that the deck would be handicapped accessible, and to maintain safety standards in the deck, as per the Americans with Disabilities Act.

Board member Tom Judd inquired what the longevity of the concrete material would be. Mr. Gleason replied its projected duration would be 75 years. Chairman Heischman stated that she preferred the stone facing as her first choice. as it would integrate well with the existing building. Mr. Gleason stated lie would attempt to find locales where this product is used in the area.

Chairman Heischman inquired what would be done during construction for erosion control and maintaining water quality. Mr. Gleason showed an erosion control plan and advised that bladders \ould be used to divert water while construction was underway, and that the area would be fenced with construction fencing as well. Mr. Gleason stated that an attempt to divert the flow of water over the falls with a boom might be a possibility during construction. Chairman Heischman inquired as to sediment deposits during construction; Mr. Gleason replied that excavation would take place behind the existing wall to prevent sediment from entering the creek. Chairman Heischman inquired if the Town had relayed these plans to the DEC; Mr. Gleason assured her they had submitted these plans, as well as a water quality plan. Chairman Heischman next expressed concern regarding the locust trees located near the creek Mr. Gleason stated that the trees would not be removed, as they were integral in stabilizing the bank of the creek. Chairman Heischman stated they were also an important visual aspect of the area, and care should be taken to keep construction equipment off the roots. Mr. Gleason stated the trees would be fenced off during construction to avoid stress to the roots.

Chairman Heischman inquired as to drainage of the proposed deck area. Board member Betsy Taylor asked if water would drain through the deck. Mr. Gleason stated the deck would be built in a tongue-and-groove pattern, angled on a V4% grade toward the parking lot to allow water to drain via gravity.

Chairman Fleischman asked if the Board had any further comments or concerns. None were noted. Chairman Heischman stated that the Planning Board would send off input to the different agencies involved in the project. She also stated that she would like to see in the file plans for erosion control. Ron Brand requested that any correspondence between the Planning Board and any agencies be copied to the Town of Mendon. Chairman Fleischman stated that since the Planning Board had only just received the copy of the SEQR from the Tort-n; they would like time to review it, and schedule a meeting in approximately one week's time to discuss the matter further before any action would be taken. Board member John Hoffman stated this would cause no delay to the approval process. Chairman Heischman stated that the Board would review the SEQR prior to the next meeting, which was scheduled for Wednesday, August 25, 1999 at 7:30 p.m. at the Village Hall. Mr. Brand requested that if the Village looks

at anything other than a negative declaration, that the Town would like to be informed prior to the meeting. Chairman Heischman stressed the importance of maintaining the view of the falls from the bridge. Chairman Heischman asked if there were any other questions or concerns from the Town of Mendon; none were noted. It was agreed that the notices for the special meeting of the Planning Board would be publicized accordingly.

Motion by John Hoffman, seconded by Earll Fontaine to schedule a special session of the Village of Honeoye Falls Planning Board for Wednesday, August 25, 1999, at 7:30 p.m. at the Village Hall, with notice published accordingly.

Motion carried.

ADJOURNMENT

Motion by John Hoffman, seconded by Earll Fontaine to adjourn the meeting at 9:15 p.n.

Motion carried.

Respectfully submitted
Sheila Coleman