

VILLAGE OF HONEOYE FALLS PLANNING BOARD

December 6, 1999

MEMBERS PRESENT: Denise Heischman. Chairman, John Hoffman, Thomas Judd, Betsy Taylor

MEMBERS ABSENT: Earl Fontaine

OTHERS PRESENT: Michael Tobin. Village Attorney; James Turner, Village Code Enforcement Officer: Fred and Becky Bennett; Bernard Scheneider; Margot DeVincences: Henry Bescaseney: Richard Rosen. Mark IV Construction; John August: David Dworkin: Gary Smith; Jerry Goldman.

Chairman Heischman called the regular meeting of the Planning Board to order at 7:35 p.m.

PUBLIC HEARING : SITE PLAN APPROVAL : NEW HOME: LOT #3 HYDE PARK SUBDIVISION : BENNETT

Chairman Heischman opened the Public Hearing at 7:40 p.m.

Mr. and Mrs. Bennett approached the Board with Mr. Scheneider to review plans for a new home to be located on lot #3 of the Hyde Park Subdivision. The home would be located on a 10.4-acre parcel. with a small portion located on a 100-year floodplain. The applicants and Mr. Scheneider described the contours of the property, part of which is in a Steep Slope Protection Area. Mr. Schneider explained that the proposed house originally was to be located at the top of the slope, back in to the property. but that the potential house's proximity to the water main would prevent the Bennetts from building there. Mr.

Schneider stated that the proposed house would be built into the side of the hill, approximately 625 ' from the front property line with a retaining wall to the rear of the house. Mr. Schneider stated that the proposed hone would hook up to existing sanitary sewer and water mains. with the addition of a culvert in the existing drainage swale. and silt fencing to prevent erosion.

A discussion ensued regarding Mr. Schmeider's statement regarding a possible installation of a pump station and septic tank to be used to connect the potential house with the existing sanitary sewer. Mr. Schneider stated that the septic tank would be used as a holding tank for the sewer connection. due to the lack of a lateral connection. Board member John Hoffman inquired if there would be a leach field for the tank: Mr. Scheneider stated there would not. Mr. Schneider stated that the Monroe County Health Department would be contacted to inspect the plans to ensure compliance. Village Attorney Michael Tobin noted that the Village Department of Public Works would have to inspect the plans prior to the Health Department. and that he was unsure if the proposed plans would be compliant with the Village Sewer requirements. Mr. Tobin suggested the Village Engineer be consulted to review the plans.

Another concern expressed by the Chairman Heischman was the possible visibility of the roofline of the proposed house from East Street. Mr. Schneider stated that the elevation drawings of the proposed house showed the house would extend between 30'-,2' high. Board member Thomas Judd stated that this type of home was quite different from other homes in the area. and that the Village should be "built out" as it was intended to be built out. to maintain the character of the Village. Chairman Heischman noted that there were many questions to be answered regarding the proposed house. as it was highly unusual to have elevated buildings in this area.

Chairman Heischman stated that a full SEQR would be required. as the property in question was in an Environmental Overlay Protection District. She stated that the Board would look for impacts on grading, erosion control, and environmental concerns while reviewing the SEQR. Chairman Heischman also expressed concerns regarding the proximity of the proposed home site to the Village Historic District. as well as concerns regarding potential prehistoric archeological sites along Honeoye Creek and the hill where the Bennetts wish to build. Mr. Tobin stated that as the property was located in an Environmental Overlay Protected area, no building could begin until the site plans were referred to the Village Engineer, a SEQR long form had been completed, and an Environmental Impact Statement had been filled out by the applicants. Mr. Tobin indicated there were other considerations outside of the environmental concerns

that would need to be addressed prior to site plan approval.

The Board undertook a preliminary review of the SEQR.

Mr. Schmeider stated that the rear part of the property would not be mowed or maintained as a lawn. Chairman Heischman inquired as to what the depth of bedrock was at the site. Mr. Schmeider stated that it was listed at 6' and deeper, but that no borings had been taken to verify. A discussion ensued regarding the topography of the property, followed by a discussion regarding placement of the house.

A review of Part A of the SEQR by the Board followed. Chairman Heischman noted that the house would be located in an area of 10% to 25% or greater slope. Chairman Heischman also noted that the area was contiguous to a district that is on the National Register of Historic Places, as the property is across Honeoye Creek from the Historic District of the Village.

The Board reviewed Part B of the SEQR. Mr. Schmeider described the proposed 8' retaining wall, stating that it would incorporate a "geotextile" material to hold the earth in place layer by layer, and would blend in with the surroundings as much as possible. Board member Tom Judd stated the Board would need to review the materials for the proposed wall prior to its construction. Upon reviewing Item #13, Mr. Hoffman noted that a subsurface waste system is not available in the Village via the DPW.

After reviewing the SEQR, Chairman Heischman suggested that the Village should ask for advice regarding mitigating properties of the proposed project that would affect changes in the project. Mr. Tobin stated that the Board would entertain their own mitigating properties, such as whether building on a slope would be preferable to not building on a slope. Chairman Heischman stated that the bedrock issue would be revisited after excavation.

Chairman Heischman explained the archeological survey process and procedure to the applicants.

Part 3 of the SEQR review was postponed until after the Village Engineer had filed comments.

Chairman Heischman advised the applicants that the next step would be to receive input from Mike Schaffron, Village Engineer, and review comments from the Department of Public Works, Fire and Ambulance Departments.

A discussion of design features of the proposed house ensued. Mr. Hoffman inquired if the house would have a chimney: Mrs. Bennett stated that the house would have a brick-look gas chimney, with vinyl siding. Chairman Heischman stated that Village design criteria required chimneys to be constricted from brick.

Mr. Tobin stated that the following pertinent issues should be addressed regarding the site plan application:

1. An engineering review of the proposed plans by the Village Engineer, Mike Schaffron
2. A review by the Village DPW regarding the method of sewage disposal proposed by the applicants
3. A submission of an Environmental Impact Statement by the applicants
4. The posting of an Irrevocable Letter of Credit by the applicants due to the constriction of the retaining wall
5. An archeological survey of the property
6. A review of infill and setbacks of the property

SITE PLAN REVIEW : NEW HOME: CLOVER MEADOWS LOT #16: RICHARD ROSEN

Mr. Rosen and the Board reviewed plans for a new home, "Applebee" model, plans of which had been previously reviewed on other occasions. A discussion regarding the location of the nearest "Applebee" model in proximity to the proposed model ensued. Mr. Hoffman noted that it did not seem possible to see and two of that same model together at the same time. The Board discussed design features of the proposed house, including a side-load garage, siding and trim to be used, and the absence of a fireplace.

Motion by Betsy Taylor. seconded by John Hoffman to grant site plan approval to Richard Rosen for a new home to be built at Lot #13, Clover Meadows, pursuant to plans received November 16, 1999.

Motion carried.

SITE PLAN APPROVAL : NEW HOME: LOT # 49 CLOVER MEADOWS : RICHARD ROSEN

Mr. Rosen submitted additional plans for a new home, the "Waverly", which had not been previously reviewed by the Board. Mr. Rosen pointed out various design features, such as a wrap-around porch. Board member Betsy Taylor noted that the proposed house had somewhat different massing than other houses in the immediate area. Mr. Rosen and the Board next reviewed the elevations of the proposed house. Mr. Rosen stated that while the Board preferred side-load garages, a front load garage would be preferred in this case, due to narrow lot size. Mr. Rosen stated that a front-load garage would not necessarily be visible from the street. due to masking by the wrap-around porch. Mr. Rosen explained that due to the lot width, a side-load garage would be difficult to navigate. A discussion ensued amongst the Board and Mr. Rosen for the need for houses with narrower width to fit the narrower lots.

The Board reviewed the interior plans of the proposed house. Chairman Heischman inquired as to the trim to be used on the proposed house. Mr. Rosen stated that 4" trim was to be used on the windows on three sides of the house, and on the rear. Mr. Hoffman stated that he would like a notation that due to the shape of the road. a side load garage would be difficult to build. but in this case is mitigated by design features that offset a front load garage.

Motion by John Hoffman. seconded by Betsy Taylor to grant site plan approval to Richard Rosen for construction of a new ionic located at 1 3 Brigham Circle. Clover Meadows Lot # 49 pursuant

to plans received at the December 6.1999 meeting. with the notation that due to the shape of the road and lot. a side load garage. while preferred. would be difficult to build. but in this case is mitigated by design features that offset a front load garage.

Motion carried.

CONCEPTUAL REVIEW : GLEASON PROPERTY : WEST MAIN STREET : DWORKIN, AUGUST, GOLDMAN, ET AL

The Board reviewed conceptual drawings submitted by the applicants regarding development of the Gleason property on West Main Street.

Chairman Heischman advised the applicants of potential new zoning in this area. If the area is zoned as Gateway Business district, regulations need to be written to ensure that development of the area keeps in character with the rest of the Village. Chairman Heischman stated that input would be needed from Jim Turner, the Village Code Enforcement Officer, as well as the Village Board. Mr. Tobin stated that it would take at least two to three meetings of the Planning Board to complete code revisions prior to going to the Village Board of Trustees.

The Planning Board and applicants discussed approved and recommended uses of the area in question. The Board recommended that a decrease in paved areas be incorporated into the plans, as well as an increase in green space. The Board also recommended a decrease in access roads, a campus-like green space area, parking behind the buildings, and buildings that are linked architecturally.

Mr. Goldman inquired of the Board whether it would be possible to obtain conceptual approval rather than approval for individual buildings and uses . A discussion ensued regarding process for approval of "concept". A discussion followed regarding sewer capacity in this area, and concerns the applicants had regarding other potential development in the area using or substantially diminishing the capacity of the Village sewer system while the rezoning process was underway. Mr. Tobin stated that it would be a good idea to approach the Village Board of Trustees after the legislation was in place. A discussion regarding time concerns and constraints in this potential development ensued. The applicants were instructed to

return to the January 3, 2000 Planning Board meeting with revised drawings as per the Board's recommendation.

OTHER BUSINESS

Mr. Tobin stated that the management of M&T Bank on North Main Street had stated they were willing to meet regarding concerns from neighbors regarding the lighting near M&T's ATM machine.

APPROVE MINUTES

Approval of minutes was postponed until the next meeting due to time constraints.

ADJOURN

Motion by John Hoffman, seconded by Toni Judd to adjourn the meeting at 10: 45 p.m. Motion carried.

Respectfully submitted. Sheila Coleman, Planning Board Secretary.