

VILLAGE OF HONEOYE FALLS PLANNING BOARD

February 7, 2000

MEMBERS PRESENT: Denise Heischman. Chair
John Hoffman
Betsy Taylor
Earll Fontaine

MEMBERS ABSENT: Thomas Judd

ALSO PRESENT: James Turner, Village Code Enforcement Officer; Michael Tobin. Village Attorney: Mike Schaffron. Village Engineer: Dan Constantino. Vince Constantino: Pontillo's Pizza: Emory Poccia, Ed Schulyer: M&T Bank; John Weldon.

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

SITE PLAN APPROVAL :CHANGE OF USE : 166 WEST MAIN STREET : PONTILLO'S PIZZA

Chainman Heischman opened the Public Hearing at 7:38 p.m.

Mr. Constantino signed the affidavit regarding the posting of notice of public hearing.

The Board reviewed plans submitted for an expansion of Mr. Constantino's business from his current location into a suite in the same plaza formerly occupied by a travel agency. Mr. Constantino stated that the plans for renovations have been reviewed by the owner of the building and met with his satisfaction. The Board reviewed comments from Village Fire and Ambulance Departments and found no outstanding concerns. Board member John Hoffman inquired as to sprinkler systems in the new location; Mr. Constantino stated that a sprinkler system was already in place building-wide. Mr. Hoffman inquired as to grease traps in the proposed new location. Mr. Constantino stated that as per the owner's stipulation, a 3,000-lb. tank for grease would be located behind the plaza, with the contractor responsible for installation handling the specifications. Mr. Constantino stated that the tank would be cleaned out on a monthly basis. Chairman Heischman inquired as to venting the kitchen area in the new location; Mr. Constantino stated that the venting would be straight out from the roof.

A discussion of parking at the proposed new location ensued. Mr. Hoffman explained that the parking regulations would be the same as in the previous location, but that there was ample available parking in the plaza. Chairman Heischman stated that delivers` drivers would not be allowed to park in front of the restaurant, as that area was a fire lane with no parking allowed. Mr. Constantino stated that delivery drivers would park in the lot. and that as delivery did not begin until 4 p.m.. there should not be any problem with keeping the fire lane clear.

A review of interior floor plans commenced. Mr. Constantino stated that the only new rooms lo be built would be bathrooms. Board member Earll Fontaine inquired if equipment would be changed : Mr. Constantino stated that existing equipment used in the current location would be used in the proposed new location. Mr. Constantino stated that the new location would afford more room for storage, which is in short supply in his current location.

A discussion of signage for the proposed new location ensued. Mr Constantino staled that the sign from the former tenant at that location would be resurfaced and painted to fit the needs of his restaurant. Mr. Constantino staled that a local sign business would be doing the work on the sign, and was familiar with local sign requirements Mr. Constantino stated that vinyl sign letters spelling out the name of his business similar lo the ones in use al his current location would be used on the proposed new location. The Board informed Mr. Constantino that he had a possible option or hanging signs under the canopy over the sidewalk.

Chairman Heischman inquired if there were any comments from Lite public regarding this matter: none were noted. The public hearing was closed at 7:50 p.m. ACTION ON THE PUBLIC HEARING ITEM

Code Enforcement Officer James Turner stated that he had reviewed the plans and was satisfied with them.

Motion by Betsy Taylor, seconded by Earll Fontaine, to grant site plan approval to Dan Constantino for renovations and relocation to a vacant suite at 166 West Main Street, pursuant to plans submitted January 10, 2000.

Motion carried.

PUBLIC HEARING : LIGHTING CHANGES : M&T BANK : 28 NORTH MAIN STREET

Chairman Heischman opened the public hearing at 7:55 p.m.

Emory Poccia and Ed Schulyer from M&T bank approached the Board to discuss changes made to lighting at the North Main Street branch. Chairman Heischman stated that since the lighting changes made by M&T, without Board approval, the new lighting was much more intense and spilled over into the neighboring properties. Board members Betsy Taylor and John Hoffman pointed out that the house located next door to the bank was adversely affected by the change in lighting. The Board also expressed concern about the lighting on the back parking area of the bank. Documentation in the form of an independent light audit was presented from Mike Schaffron, Village Engineer which showed that the light measured at the bank when illuminated exceeded that required by the ATM banking regulations.

Mr. Poccia stated that the 28 North Main Street bank, operating as First National Bank had been issued a citation from the state regarding violation of the ATM Safety Act prior to its takeover by M&T. After the acquisition of the First National by M&T, it was decided that M&T would complete the upgrade of the lighting to bring the bank into compliance with ATM lighting regulations. Mr. Schulyer stated that M&T was not granted a grace period for compliance after acquiring First National. and wanted to come into compliance as soon as possible. Mr. Poccia stated that while M&T realizes there is spillage of light from the bank onto other nearby properties, but that conditions such as night depositors and ATM users warrant the increase in lighting. Mr. Poccia also stated that the state regulations governing ATM lighting were very generalized and did not apply to many smaller towns mid villages. Mr. Poccia stated that M&T Bank was willing to try to compromise in order to appease the Village on this matter. Mr. Schulyer stated that certain areas would need to remain well lit. and that a spotlight was needed near the ATM for identification purposes in case of robbery. Mr. Schulyer stated that while 1000-watt bulbs were admittedly a drastic change from previous lighting, by the time the light hit the ground, the amount of foot candles drop off drastically. Mr. Hoffman stated that while the need for compliance was understood, the effect on neighboring property in the Village was also an issue.

Chairman Heischman inquired of Mr. Poccia as to any alternatives he could offer to minimize the spillage of light from the bank lighting. Mr. Poccia stated that shields for the fixtures could be employed that would direct the light straight down, and that the wattage of the bulbs in the fixtures could be changes from 1,000 watts to 400 watts. Mr. Hoffman inquired as to what effect the shields would have in lighting the night deposit area. Mr. Poccia stated that he would try to get specific shields for that light, so the night deposit area would remain well lit A discussion ensued amongst the Board and Mr. Poccia regarding which light fixtures would be refilled with 400-watt bulbs. Mr. Schaffron stated that if the Board was concerned with the pole light fixture in the driveway spilling into other areas, and possibly affecting traffic, that a 400 watt bulb could be used in that fixture.

Mr. Poccia stated that as per the Board's concern, as a first step, shields would be placed on the fixtures to minimize spillage. If that proved unsatisfactory, then 400-watt bulbs would replace the 1000-watt

bulbs currently in use. M&T would then revisit the lighting issue with the Board to issue Village Attorney Mike

Tobin stated that as the intensity of light utilized by M&T at the North Main Street branch exceeded that specified in the ATM regulations. Mr. Tobin stated that due to the intensity of the new lighting, shielding would not be adequate, and that a reduction in wattage would be a likely solution. Chairman Heischman reminded Mr. Poccia that the area in which the bank was located was a residential area, and concerns and complaints from residents must be addressed.

Chairman Heischman asked for public comment.

JOHN WELDON : 84 WEST MAIN STREET

Mr. Weldon stated he had many of the same concerns as expressed by the Board. He stated he thought the lights were too bright for a residential area. Mr. Weldon stated that he thought the Village should set a date to revisit this issue with M&T bank. Mr. Poccia stated that the replacement of 1000 watt bulbs with 400 watt bulbs, and installation of shields could be completed as soon as February 11, 2000.

The Board made the following recommendations to attempt to remediate the "over lighting" of the M&T branch located at 28 North Main Street by the following:

1. The 1000-watt bulb located on the north side of the bank will be replaced with a 400-watt bulb.
2. The remaining left fixture in the same 25 foot pole shall continue to be a 1000 watt bulb, but shall be shielded on all sides, except on the ATM side, so as to prevent the light from spilling onto adjacent properties and be focused solely in the 50 foot radius area from the ATM machine.

Mr. Poccia agreed that this is a first step to resolve the problem. M&T agreed that if the above changes do not resolve the issue to the Village's satisfaction, other options will be reviewed with the Board to arrive at an effective resolution.

SITE PLAN CHANGES : NEW HOME : LOT #38 CLOVER MEADOWS : RICHARD ROSEN

The Board reviewed plans for a new home, a "Sheffield" model, with some changes submitted. The changes include removal of a window from the front of the house; the chimney moved slightly over: the addition of French doors to the back of the house; and repositioning two windows in the back of the house. Mr. Hoffman stated that he would like specifics regarding the brick veneer to be used on the chimney as opposed to using actual brick.

Motion by Betsy Taylor, seconded by John Hoffman to grant site plan approval to Richard Rosen for changes to site plans for a new home located at Lot #38. Clover Meadows pursuant to plans received 1/28/00 with the following condition:

Mr. Rosen will send specifications on the brick veneer to be used on the home for Board approval prior to its installation.

Motion carried.

SITE PLAN APPROVAL : NEW HOME : LOT#52 CLOVER MEADOWS : RICHARD ROSEN

The Board reviewed the plans submitted.

Motion by Earll Fontaine, seconded by John Hoffman to grant site plan approval to Richard Rosen for a new home located at Lot #52 Clover Meadow s pursuant to plans received 1/28/00.

Motion carried.

OTHER BUSINESS

Chairman Heischman stated that Mayor Anne Morton had asked the Board to be specific in-what action will be taken in rezoning the Gleason property as Gateway district. Mr. Tobin stated that independent of that. Randall Consulting should be notified to meet with the Board to discuss rezoning issues. Mr. Tobin slated that Randall Arendt would be able to assist the Board in forming a plan for development in this area, Mr. Tobin stated a number of important issues had come to light during informal discussions regarding development in this area, including permitted uses, maintaining Village character, and connection with the rest of the Village. Chairman Heischman agreed that meeting with Randall Consulting would benefit the Board in this process; she inquired if members of the Planning Board should approach the Village Board with this request. Mr. Tobin suggested obtaining an estimate from Randall Consulting prior to approaching the Board.

APPROVE MINUTES: JANUARY 3, 2000

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

Motion by Earll Fontaine, seconded by John Hofmann to adjourn the meeting at 9:35 p.m. Motion carried. Meeting adjourned.

Respectfully submitted,

Sheila Coleman Planning Board Secretary