

VILLAGE OF HONEOYE FALLS PLANNING BOARD

June 5, 2000

**MEMBERS PRESENT: Denise Heischman, Chair
Earl Fontaine
Thomas Judd**

**MEMBERS ABSENT: John Hoffman
Betsy Taylor**

ALSO PRESENT: Jim Turner, Village Code Enforcement Officer; Michael Tobin, Village Attorney; Joanne Lapierre Beardsley; Patty and David Newman; Mark DeRue and Will Seymour, surveyors; Steve Quackendaugh; Wanda Bellai; Art English; Robert and Joan Reilly; Mr. and Mrs. Rocky Pugilese; Alicia Blodgett *the Sentinel*; John August; David Dworkin; Jerry Goldman; Gary Smith.

Chairman Heischman called the regular meeting of the Village Planning Board to order at 7:40 p.m.

PUBLIC HEARING : SUBDIVISION APPROVAL : 13 MAPLEWOOD AVENUE : LAPIERRE BEARDSLEY

Chairman Heischman opened the public hearing at 7:41 p.m.

Chairman Heischman opened the Public Hearing at 7:51 p.m. and the public hearing notice was read. Joanne Lapierre Beardsley, owner of the property, signed the affidavit stating that notice regarding the public hearing had been duly posted.

Ms. Lapierre Beardsley and Mr. and Mrs. Newman approached the Board to explain plans to subdivide property belonging to Ms. Lapierre Beardsley and sell the newly created lot to the Newmans, creating a separate tax parcel which would be in the Newman's name.. Ms. Lapierre Beardsley stated that the intent of the subdivision was to create a parcel that would be "Forever Wild" with no structures or buildings, and that the Newmans were willing to maintain the "Forever Wild" designation on the property. Chairman Heischman observed that the parcel in question was landlocked: Mr. DeRue, a surveyor, stated that once the property was conveyed to the Newmans, it would cease to be landlocked. A discussion ensued amongst the Board regarding a Village easement on the property. Mr. Tobin stated that covenant and/or deed restrictions could be utilized to ensure the "Forever Wild" designation would "run with the land"⁵, and be recorded as such. Mr. Tobin also stated that the Village would need to review the conservation easement if the property were designated "Forever Wild".

The Board. Mrs. LaPierre Beardsley and the Newmans also discussed how the designation of "forever Wild" would affect the installation of structures on the property, such as a lean-to or a tree house. Mr. Tobin pointed out that if the property were to be designated "forever Wild"; the discussion of future structures was a moot point. However, he stated that some semi-permanent structures such as a viewing platform for wildlife or a tree house would not violate the spirit of the "Forever Wild" designation. After much discussion regarding the meaning of a "Forever Wild" designation. Mr. Newman stated that the strongest concerns involved in this subdivision were maintaining visual and aesthetic concerns in a "Forever Wild" designation to ensure the property was preserved as such in the future. Chairman Heischman stated that it would be a good idea to consult with the Village Conservation Board in regards to this matter.

Chairman Heischman then inquired if there were any comments from the assembled

Wanda Belli, 14 Maplewood Avenue

Mrs. Belli stated that she had researched the option of creating a public access trail to the creek via Mrs. LaPierre-Beardsley's property. She suggested that the Village purchase the house and property from Mrs. LaPierre Beardsley and create a trail to the creek for public use through a grant from New York State.

A discussion ensued amongst the Board, Mrs. LaPierre Beardsley and Mr. & Mrs. Newman regarding this suggestion. Mrs. LaPierre Beardsley stated she would be willing to sell or give part of her property to the Village in exchange for a respite in property taxes. Mr. Newman stated that he would look into the costs associated with having two tax parcels as opposed to one after the subdivision.

Chairman Heischman instructed the applicants to return to the next Planning Board meeting and the public hearing was left open until that time.

PUBLIC HEARING : POOLHOUSE : 23 SOUTH CHURCH STREET : ENGLISH

Chairman Heischman opened the public hearing at 8:15 p.m. She read the public notice and explained process for same. _The affidavit was signed by the applicant regarding posting a sign for Planning Board review.

Mr. English and the Board to review plans submitted for a planned in-ground pool and pool house to be built at the rear of his South Church Street property. Mr. English explained the layout of the proposed pool house , which would have a seasonally used bathroom, sink, refrigerator, and porch as well as a proposed shed for storage. Mr. English stated that he had notified and discussed the proposed structures with his neighbors, and that no objections to the plans had been noted by them. Mr. English stated that he planned to relocate a tree that would be removed in the construction. Chairman Heischman noted that there were no setback issues involved. Mr. English stated that all trim and siding would match that of his existing house to maintain continuity. Chairman Heischman noted that drainage looked good, as the property had a natural low area that sloped down toward the creek.

Chairman Heischman inquired if there were any comments from the public; none were noted. The public hearing was closed at 8:22 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Tom Judd, seconded by Earl Fontaine to grant site plan approval to Art English for a pool house to be built at his 23 South Church Street residence pursuant to plans submitted May 8, 2000.

Motion carried.

PUBLIC HEARING : NEW HOME : PAPERMILL STREET : REILLY

Chairman Heischman opened the public hearing at 8:23 p.m. Affidavit was signed by applicant and process for same was explained.

The Board reviewed plans submitted by the Reillys who had revised plans submitted previously. Written comments from Board member Betsy Taylor (excused from meeting) were reviewed. Chairman Heischman noted that there were no windows on the side of the house, which made for an unbroken expanse, and suggested the addition of window (s) to that side. Mrs. Reilly stated that privacy issues motivated the absence of a window, but that a window could be added to maintain symmetry. A preference for paned windows was stated by Mrs. Reilly and noted by the Board. Mr. Judd noted there was no detail for trim dimensions on the proposed house Chairman Heischman inquired if there were any comments from the public regarding the submitted plans

Rocky Puuiele.se, 30 Papermill Street

Mr. Puuielese stated that he found the plans acceptable, but pointed out that the garage on the proposed house was a front-load garage, which is discouraged by the Planning Board. Chairman Heischman stated

that due to the narrow width of the lot. a side-load garage would be difficult if not impossible to negotiate., and that the Reillys had already changed their, plans, to set the garage back from the front of the house

Chairman Heischman inquired if there were any further comments from the assembled; none were noted. The public hearing was closed at 8:43 p.m.

Action on the public hearing item

The Board discussed protection of maples trees during construction of the house. The Board also stated that there should be some detail of the trim to be used for the house, as well as the addition of a window to maintain symmetry.

Motion by Earll Fontaine, seconded by Tom Judd to grant site plan approval to Robert Reilly for construction of a new home to be located at Papermill Street, Guenther subdivision lot #2 pursuant to plans submitted with the following stipulations:

1. One window will be added to the side of the house to maintain symmetry
2. The trim will be to scale and keeping in character with that of the neighborhood
3. Orange construction fencing will be employed during construction to minimize damage to existing maple trees, and no heavy equipment is to be parked under the maple trees.

Motion carried.

SITE PLAN APPROVAL : NEW HOME : 21 BRIGHAM CIRCLE : ROSEN

The Board reviewed amended plans submitted by Mr. Rosen, who was not present at the meeting. Changes to the plans included enlarging the front porch, and extending the porch around the side of the house. Chairman Heischman noted no setback problems. Chairman Heischman inquired if the conservation easement on the property had been recorded". Mr. Tobin stated it had. Chairman Heischman stated that it was important that all conservation casements be recorded as such when the homebuyer receives their plot map.

Motion by Earll Fontaine, seconded by Tom Judd to grant site plan approval to Richard Rosen for a new home to be built at 21 Brigham Circle, lot #47 Clover Meadows subdivision pursuant to plans submitted.

Motion carried

INFORMAL DISCUSSION : GLEASON PROPERTY : WEST MAIN STREET : AUGUST, DWORKIN, SMITH & GOLDMAN

The Board and the applicants discussed aspects of potential development to the Gleason Property. West Main Steel. An archeological study will be scheduled as soon as weather permits.

As per previous discussions, the issue of rezoning was discussed. Chairman Heischman stated that she had been in contact with David Church, a professional planner with the New York State Planning Commission to discuss a possible consultation regarding this rezoning. Chairman Heischman stated that a design session to include village business people, residents and I lie potential developers would

possibly be scheduled over a weekend to address these issues. Chairman Heischman stated she would try to contact Mr. Church and set up a date for the design session

INFORMAL DISCUSSION : MATH STONE DEVELOPMENT: NORTON STREET

A discussion was held amongst the Board regarding final approval for the Mathstone development on Norton Street. Mr. Tobin stated that all approvals for the development had expired, and that Mathstone should complete an updated package for resubmission to the Board. Mr. Tobin noted that the subdivision map had not been filed and that resubmission for subdivision approval would be needed
Chairman

Heischman stated that the Board would notify Mathstone about these developments so they could refile and resubmitted applications.

ADJOURN

Motion by Earll Fontaine, seconded by Tom Judd to adjourn the meeting at 9:50 p.m.
Motion carried.

Respectfully submitted,

Sheila B. Coleman Planning Board Secretary