

VILLAGE OF HONEOYE FALLS PLANNING BOARD

July 10, 2000

MEMBERS PRESENT: Denise Heischman
John Hoffman
Thomas Judd
Betsy Taylor

MEMBERS ABSENT: Earll Fontaine

ALSO PRESENT: Jim Turner, Village Code Enforcement Officer; Richard Colegrove; Joanne LaPierre Beardsley; Patty and David Newman; John August; David Dworkin.

Chairman Heischman called the meeting to order at 7:35 p.m.

PUBLIC HEARING : SITE PLAN APPROVAL : STORAGE SHED : 37 MONROE STREET : COLEGROVE

Chairman Heischman opened the public hearing at 7:36 p.m. The affidavit was signed by the applicant stating that a sign had been posted 10 days prior to the hearing.

Chairman Heischman and the Board reviewed the application for a storage shed submitted by Mr. Colegrove. Chairman Heischman inquired if work had begun on the shed; Mr. Colegrove stated that it had. Chairman Heischman stated that work was not allowed until approval was granted: Mr. Colegrove stated that in order to get the shed up in a timely manner, he had to order ahead of time, and work had begun prior to the Planning Board meeting. A discussion ensued amongst the Board regarding Mr. Colegrove's existing work on the building in regards to the proper process in applying for site plan approval. Mr. Colegrove stated that he understood the Board's concern, but that the installation schedule of the contractor required he start work prior to site plan review. Mr. Hoffman stated that the Board could instruct Mr. Colegrove to tear down work completed if it did not comply with Village guidelines.

Board member John Hoffman inquired as to the siding to be used. Mr. Colegrove stated it would be vinyl clapboard in the same color as his house. Mr. Colegrove stated that the structure would sit on piers, with a small concrete step, and would be trimmed with white lattice, have a wooden floor, and have white matching trim. Board member Thomas Judd stated he would prefer natural materials be used rather than vinyl, and that it was important that outbuildings conformed to existing styles in the Village. Mr. Colegrove stated that he could use wood trim on the structure if the Board preferred. Board member Betsy Taylor stated that clapboard should not be used on the doors keeping in character with surrounding properties.

Chairman Heischman inquired if there were any further comments from the assembled. As none were noted, the public hearing was closed at 7:57 p.m.

ACTION ON THE PUBLIC HEARING ITEM

The Board discussed their objections to the project being started prior to receiving site plan approval. Chairman Heischman stated that while there were objections to the process undertaken by the applicant, the focus should be on the building itself.

Motion by Tom Judd. seconded by John Hoffman to grant site plan approval to Richard Colegrove for construction of a storage shed located at his 37 Monroe Street residence pursuant to plans submitted with the following stipulations:

1. The storage shed will have a wooden door without clapboard siding.
2. The storage shed will have will have wooden trim on corner boards. molding, and around the doors.
3. Vinyl siding is acceptable on the main structure. Motion carried.

CONTLNATION OF PUBLIC HEARING : SUBDIVISON APPROVAL : 13 MAPLEWOOD AVENUE: LAPIERRE BEARDSLEY

The Board continued the public hearing regarding subdivision of Ms. Lapierre Beardsley's Maplewood Avenue property. The Board reviewed an agreement regarding the sale and preservation of the undeveloped status of property by the Newmans. A discussion ensued amongst the Board regarding a designation of "Forever Wild" on the property. The Board, Ms. Lapierre Beardsley and the New mans discussed concerns regarding the property including resale, subdivision and prevention of future development. Ms. Lapierre Beardsley stated that restrictions on the subdivision that had been discussed at the last Planning Board meeting were too restrictive for the potential buyers. Chairman Heischman stated that a landlocked lot could not be created by subdivision unless it were to be attached to another property. Mr. Newman stated that the properly would be attached to their lot, creating one property.

A discussion of easements ensued, including conservation easements and an old railroad easement which exists on the property. The Newmans agreed that a Village conservation easement would be too restrictive in how they used their property. Mr. Judd stated that the only way to protect the property from future development would be a deed restriction on the land. Mr. Hoffman slated that the parties involved in the real estate transaction could negotiate any deed restrictions needed as long as they were incorporated into the existing property. Chairman Heischman explained to the applicants the process for incorporation into existing property. Ms. Lapierre Beardsley sated that the parcel was not truly landlocked, as there was an easement to that portion of the land, which would no longer be necessary after the sale of the property.

Chairman Heischman inquired if there were any comments from the assembled; as none were noted, the public hearing was closed at 8:27 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Mr. Hoffman slated that while the Village certainly wanted to try to protect the property, the Planning Board should address the issue of subdivision approval and leave deed restrictions to the parties involved in the transaction. Chairman Heischman stated the newly created lot should be joined to the Newman's property as soon as possible. Mr. Turner stated that a survey map would be sent to the County after subdivision approval was granted, then a new tax account would be created prior to the sale of the property. After the sale, the Newmans would incorporate the lot into their existing property, creating a single lot with one tax account.

Motion by John Hoffman, seconded by Betsy Taylor lo grant subdivision approval to Joanne Lapierre Beardsley for properly located at 13 Maplewood Avenue, pursuant lo plans submitted with the following stipulation:

- 1) That the property be purchased and joined to property at 41 Maplewood Avenue within a period of six months time.

Motion carried.

DISCUSSION : GLEASON PROPERTY DEVELOPMENT : WEST MAIN STREET

Chairman Heischman staled she had spoken with David Church, planning consultant regarding a proposed design session to be held in late July. The design session would allow the Board, the developers and Village business people to discuss various aspects of the rezoning process for the property located on West Main Street. Chairman Heischman sated it was important to define the scope of the session to enable the consultation to be most effective. Some areas of development of this property that were identified by the Board as important were:

1. Definition, authority, and impact of gateway zoning
2. Size and scale of streets and buildings within the development
3. education of participants as the development and zoning of this area
4. Uses allowed within this zoning corridor.

The Board determined that the design session would take place on Saturday, July 29, 2000 from 10a.m.- 2p.m. at the Lower Mill, 2nd floor. A follow-up meeting would be held the next day with Mr. Church and the Board.

APPROVE MINUTES : MAY 1, 2000

Motion by Tom Judd, seconded by John Hoffman to approve the minutes as written
Motion carried.

APPROVE MINUTES : JUNE 5, 2000 The minutes were tabled until the next meeting.

ADJOURN

Motion by John Hoffman, seconded by Tom Judd to adjourn the meeting at 8:57 p.m. Motion carried.

Respectfully submitted

*Sheila Coleman Planning
Board secretary*