

MEMBERS PRESENT: Denise Heischman. Chair
John Hoffman
Betsy Taylor
Earl Fontaine
Thomas Judd

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Code Enforcement Officer; Richard Rosen, Mark IV Construction; Max Stoner, Mathstone Corporation; Richard Levine; Michael and Sandra Leavy; David Dworkin and John August LLD, Inc.; Jerry Goldman; Derek West. Honeoye Falls Market Place; Mrs. Vincent Guerin; Mrs. Jane McGory. Herm Nies & William Nies. Springwater Sprouts; Dwight Harringer, Mathstone Corp.

SITE PLAN REVIEW : NEW HOME : 27 PRIDE STREET LOT #2 CLOVER MEADOWS): ROSEN

Mr. Rosen approached the Board with plans for a new home at lot #23 in the Clover Meadows subdivision. Chairman Heischman v'led that the proposed home, an "Applebee^ model had a side load garage with a turnaround, due to narrowing of the lot in the rear. Board member Betsy Taylor noted that there were other models of the "Applebee", but that this particular model had different treatments that prevented it from being too similar in appearance to the others. A discussion ensued amongst the Board regarding the proximity of the other "'Applebee" models in the area. Chairman Heischman noted there were no problems with setbacks.

Motion by Betsy Taylor, seconded by Earl Fontaine, to grant site plan approval to Richard Rosen for a new home at 27 Pride Street. Lot # 23 according to plans submitted a! the meeting.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : RENOVATIONS : 58 WEST MAIN STREET : LEVINE

Chairman Heischman opened the public hearing at 7:48 p.m. Mr. Levine signed the affidavit stating he had posted a sign to notify the public the property was under review as per Village Code.

Chairman Heischman and the Board reviewed plans for an addition to Mr. Levine's home, which include raiding the roof as well as adding an addition to the existing house. Mr. Levine approached the Board with plans for addition and expansion of his 58 West Main Street home, clue to a cramped interior. Chairman Heischman inquired if Mr. Levine intended to change the footprint of the house. Mr. Levine replied that he would by extending the house 6 feet back past the porch or the current house, bringing the house closer to the creek. Mr. Levine stated that new foundations would be installed, and a slab would be poured under the addition. Chairman Heischman noted that Mr. Levine should attempt to maintain the original character of the house as the house had historical value to the community. Mr. Levine sated that the original house had been added to several times, but he would attempt to maintain the character of the house with the expansion.

Chairman Heischman addressed the need for SEQR before site plan approval could be granted An explanation of the SEQR process was given to Mr. Levine. and he was instructed to complete die SF.QR and return to the October meeting. The topics of erosion control prevention and elevation for the new foundations in an FP overlay district were ;also discussed between the Board and Mr. Levine Mr. Tobin stated that Mr. Levine would need to provide ;i footprint of the parcel to determine the exact location of the house and proposed addition Mr. Levine stated that he would not have final architectural plaits until after the board had approved the site plan. After reviewing Mr. Levine's plans, the Board also made the following suggestions:

1. The new addition should use similar trim on the exterior

2. The upper window in the left (north) side of the house should be double-hung; paned window to match existing

Chairman Heischman stated that final site plan approval could not be granted until the Board had a copy of a survey map. and Mr. Levine had submitted a SEQR for the Board to review. Mr. Levine was instructed to return to the next meeting with the requested documents.

The public hearing was left open until the next meeting.

PUBLIC HEARING : SITE PLAN REVIEW : NEW HOME : LOT 3 HYDE PARK SUBDIVISION : LEAVY

Chairman Heischman opened the public hearing at 8:20 p.m. Mr. and Mrs. Leavy signed the affidavit stating he had posted a sign to notify the public the property was under review as per Village Code.

Mr. and Mrs. Leavy approached the Board with plans for a new home to be built on lot X Hyde Park subdivision. The Board reviewed a map of the parcel as well as comments from the Honeoye Falls Fire Department. The Board asked Mr. Turner to consult with them regarding the application.

The Board reviewed plans submitted for a Greek Revival style house. The Board reviewed aspects of style, massing, and layout. Mr. Leavy stated they wanted to maintain a historical aspect in building the house, using historical features such as turned wood columns, large overhangs and cornices., and a shed-style garage. The Leavys stated they wished to maintain symmetry with the other houses on the street. No setback issues were noted.

Chairman Heischman noted that the house would be located just outside the 100-year flood plain area, according to the map submitted. Mr. Leavy stated that they planned to build a watertight basement, and use a slab for the garage floor. A discussion ensued regarding the location of the wetland on the property. The Board reviewed comments from Monroe County) Office of Planning and Development regarding the parcel. Mr. Tobin stated that in view of the County' comments regarding a 50' proximity of the proposed house to the floodplain. the applicants should submit a SEQR for Board review.

Mr. Turner stated that the Leavys were seeking contingent approval, as they had not purchased the property, but wanted to ensure that they would get approval to build on the lot. Mrs. Taylor inquired if the property was still fanned at the east end of the lot, **which** is located on the top of a hill. Mr. Leavy stated that it was. but that they had agreed to allow the farmer to continue farming that portion of the parcel.

Mrs. Leavy stated that the issue they were facing was whether or not they would be able to purchase the property and build a house on it. She stated two surveys had been completed which stated that the location of the proposed house would not lie within the floodplain. Mr. Judd suggested that the Village Engineer should verify the map against the FEMA maps before the next meeting. The Leavys were instructed to complete a SEQR long form, as this was a Type I action, and return to the next meeting.

The public hearing was left open until the next meeting.

INFORMAL DISCUSSION : BUSINESS EXPANSION : SPRINGWATER SPROUTS : NIES

The Board and Mr. Bill Nies discussed business expansion of Springwater Sprouts due to increased demand for their product. The proposed expansion would more than double the site of the business. Mr. Nies was directed to apply for a Zoning area variance, as he would be exceeding the maximum allowed square footage. A discussion ensued regarding the procedure for applying for an area variance. Mr. Nies was advised that he would have to complete a SEQR due to the increase on size of his business to address issues such as noise, traffic, erosion, water issues, sewer issues, etc. Parking issues would also need to be addressed.

A copy of Site Plan Submission guidelines Sees. 1.18-1.19. and the Traditional Village district Zoning Code were given to the applicants. They were instructed to obtain a Zoning variance and then return 10 the Planning board for site plan approval.

DISCUSSION : GLEASON PROPERTY : WEST MAIN STREET : DWORKIN, AUGUST

Mr. Dworkin and August presented the Board with results of a geological study done in the area. The Board and applicants discussed the consultation of David Church from the New York Planning Federation. Chairman Heischman stated that Mr. Church would provide general guidance in writing new zoning regulations, and that the proposed regulations would be subject to input and comments from the community. Chairman Heischman stated that Mr. Church would be contacted prior to the workshop session scheduled for September 25.

The Board reviewed suggestions for proposed uses for the area submitted by Mr. Goldman. A discussion of the proposed Overlay District ensued amongst the board. Chairman Heischman stated that currently there was one use per lot. The issue of lot definition vs. creating a new district was discussed.

The issue of maximum building size was discussed regarding day care centers. The applicants have had a prospective tenant which would run a multi-generational day care center in the proposed development. The applicants expressed concern regarding timetables in getting started on construction in order to satisfy the prospective client. Chairman Heischman stated this would be a good reason to start reviewing regulations with Mr. Church, and to keep the process moving along to provide a reasonable time frame for new legislation.

A discussion of the time frame involved with approval of new legislation was discussed. The Board provided applicants with the process by which legislation would be approved by the Village Board of Trustees, then become part of the Village Code. Mr. Tobin explained there would be the following steps involved with the process:

1. The Board would receive and review the proposed new law(s)
2. A public hearing would be scheduled to gain public comment on the proposed legislation
3. The Village Board of Trustees would meet and vote on the proposed legislation.

The applicants inquired if it would be possible to bring the issue before the Village Board at their October meeting. Chairman Heischman stated that would depend on the accomplishments of the Board in drafting the new legislations with Mr. Church.

PUBLIC HEARING : SITE PLAN REVIEW : NORTON MILLS : MATHSTONE CORP

The Board discussed plans for a housing complex that were originally submitted, received subdivision approval, but never built. The Board reviewed amended and updated plans submitted by applicants.

The Board noted changes to grading, including a lowered level of pipes. The site has been raised 2"-3", resulting in drier cellars. The developers will bring in fill from another project to lie cite. Mr. Harringer stated that test holes for groundwater uncovered the presence of gasoline, due to leaking from an old gasoline storage tank which had since been removed. Mr. Harringer stated the DFC was notified and inspected the site: plans have been made to remove the contaminated soil from the site, and neighbors have been notified.

A discussion of landscaping and the trail ensued. Mr. Harringer stated that dead trees would be removed to improve drainage. A discussion regarding what material the trail would employ, whether grass, stone or pavement ensued. The shape of the pond was discussed. Chairman Heischman stated the proposal would go before the Village Board due to storm water management. The issue of the best disposition and ownership of the land was discussed. Mr. Tobin suggested that the applicants go before the Village Trustees should they want to deed the footpath and pond property to the Village. A discussion of property ownership in the immediate area ensued. Mr. Stoner stated that they had a desire to minimize disruption to area residents with the footpath. Mr. Stoner stated that Mathstone would give the property to the Village, but that Mathstone would keep the property if it was not wanted by the Village. Mr. Judd suggested that Mathstone keep the property until the development was complete, then deed it over to

the Village Mr. Turner stated that either Mathstone or the Village should maintain the pond as part of the storm water management system.

Mr. Tobin stated that the first step in the approval process would be to get subdivision approval, then proceed with the final approvals. Mr. Tobin stated that the applicants would have to wait until the October meeting for subdivision approval, as the notice of public hearing would need to be published. Mr. Stoner inquired if he would be able to move the contaminated soil without subdivision approval; Mr. Tobin stated that as long as Mathstone owned the property, they could still make improvements and environmental decisions regarding it.

The Board reviewed the SEQR.

SEQR REVIEW

Motion by John Hoffman, seconded by Tom Judd that the Planning Board be declared the Lead Agency for the purpose of determination of significance for the State Environmental Quality Review Short Environmental Assessment submitted by Mathstone Corporation

Motion carried.

Motion by Betsy Taylor, seconded by Earl Fontaine, to adopt the following resolution:

WHEREAS; Mathstone Corporation has prepared a Short Environmental Assessment Form for multi-family housing at Norton Mills. Norton Street: and

WHEREAS: the Planning Board has reviewed proposed plans for the site; and

WHEREAS: considering the magnitude and importance of each impact, the Planning Board found that no significant environmental impact exists.

NOW. THEREFORE. BE IT RESOLVED, by the Planning Board, as Lead Agency, that the multi-family housing as proposed will not result in any significant adverse environmental impact.

Motion duly adopted.

Mr. Tobin inquired if the attached houses would have zero lot lines, and if there were to be shared driveways The applicants will return to the October meeting to obtain subdivision review.

MINUTES

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

Motion carried. **ADJOURN**

Motion by Earl Fontaine, seconded by John Hoffman to adjourn the meeting at 11:00 p.:

Motion carried. Meeting adjourned.

Respectfully submitted

Sheila B Coleman Planning Board Secretary