

VILLAGE OF HONEOYE FALLS PLANNING BOARD

October 2, 2000

MEMBERS PRESENT: Denise Heischman
John Hoffman
Betsy Taylor Torn
Judd

MEMBERS ABSENT: Earl Fontaine

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; John Triskett, Family Dollar Stores; Richard Levine; Michael and Sandra Leavy; Dwight Herrington, Max Stoner, Mathstone Inc.; John August, David Dworkin, Jerry Goldman, LLD & Associates; Derek West, Honeoye Falls Marketplace; Ned Green, Weider's Hardware.

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

PUBLIC HEARING : SITE PLAN REVIEW : FAMILY DOLLAR STORES : 125 WEST MAIN STREET

Chairman Heischman opened the public hearing at 7:40 p.m. Mr. Triskett signed the affidavit stating that a sign regarding the public hearing had been posted on the property.

Mr. Triskett approached the Board to discuss plans for remodeling the interior of the former Rochester Lumber building located at 125 West Main Street for a low-cost retail store. Chairman Heischman inquired if there were to be any changes made to the exterior of the building. Mr. Triskett stated that while most changes to the building would be interior ones, there would be a new window configuration consisting of two 5' panels on the left-hand side of the building. Chairman Heischman stated that drawings showing the elevations would be needed for Board review. Mr. Judd explained to Mr. Triskett about sign regulations concerning restricted signage in store windows.

Mr. Triskett stated that the remodeling would include a 6000 square foot sales floor and a 1000 square foot stockroom, which would include restrooms and an office. Mr. Triskett stated that the overhead door in the rear of the building would be used for freight delivery. Chairman Heischman inquired as to the number of employees at the store; Mr. Triskett stated that store policy was two employees per shift, a cashier and a manager.

A discussion of lighting at the building ensued. Chairman Heischman informed Mr. Triskett of lighting regulations in the Village. Mr. Triskett stated he would comply with any regulations for lighting at the store, but did not see it as an issue due to the small size of the store. A discussion regarding landscaping and signage at the store ensued. Mr. Triskett stated he would conform to any sign ordinances. Mr. Judd inquired if a roadside sign would be necessary. Mr. Triskett stated that he was unsure, and would have to check with management. Mr. Triskett described the sign to be used on the front of the building. Chairman Heischman instructed him to bring illustrations to the next meeting.

Chairman Heischman stated that there was an area of concern regarding the proximity of the sidewalk to the front parking lot. Chairman Heischman stated that the parking lot issue was one of safety to pedestrians, as there was no space between the sidewalk and the parking lot. Mr. Triskett inquired if car stops would be acceptable; Board member Betsy Taylor stated that a more permanent barrier like a planter or fence would be a better idea. Mr. Triskett, Mr. Turner and the Board reviewed the map of the parking lot and discussed several possible options, including planters, shrubbery, a fence, or diagonal parking. Mr. Turner noted that planters would have to be one foot back from the sidewalk to accommodate snowplowing equipment. Mr. Triskett stated he would consider not using the front of the lot for parking as a solution. Mr. Judd noted that there were an adequate number of spaces at the site to accommodate the potential business, even with the loss of the front parking spaces. Chairman Heischman recommended that employees park in the rear of the store.

Mr. Tobin stated for the record that he had, in the past, represented the owner of the building, but was not doing so at this time. Mr. Tobin stated that due to the fact that the site plan review had not been published.

the applicant should return to the November meeting for final site plan approval. Mr. Triskett stated that he would return with elevation drawings for the front windows, more specific plans for signage, and discuss the parking situation with store management. Mr. Triskett inquired if it would be acceptable if he began renovations of the building's interior until final site plan approval had been granted. Chairman Heischman stated she did not note any problems with plans for the interior of the building. Board member John Hoffman inquired as to the building located at the rear of the property. Chairman Heischman stated that two separate uses are not allowed on one lot as per Village code. Mr. Tobin stated he would check into the matter.

The Board also instructed that Family Dollar, Inc. should return to the Planning Board at their November meeting with the following information in order to obtain site plan approval:

1. Drawings showing elevations for the planned windows to be installed at the building.
2. Drawings illustrating signage to be used on the building
3. An exterior lighting plan for the building
4. Specific solutions to address safety and screening concerns expressed by the Board regarding parking in the front of the building.

The public hearing was left open.

CONTINUATION OF PUBLIC HEARING : SITE PLAN REVIEW : RENOVATIONS/ADDITION : 58 WEST MAIN STREET : LEVINE

Chairman Heischman reopened the public hearing at 8:15 p.m., which was continued from September.

Mr. Levine approached the Board with plans for an expansion of his home, which is located extremely close to an EPOD floodplain area. Architect's drawings supplied by Mr. Levine were reviewed. The Board also reviewed a GIS map from Monroe County, which showed the floodplain district in relation to Mr. Levine's proposed addition. The board found that the addition would be located within the floodplain. and that keeping in compliance with floodplain regulations, and basement or below grade crawlspace would have to have its floor at least 2 feet above the floodplain. The Board reviewed the plans and the maps to determine if the addition floor would be below the grade line. Mr. Levine stated that the corner of the current foundation would be level with the new slab, and that the existing basement was the problem, not the new slab. Mr. Turner noted that the current basement was level with the floodplain. Mr. Levine stated that as the rear section of the house was two stories high, he could decrease the height of the addition by one foot to add an extra foot to the floor height, bringing it two feet off of the floodplain. Mr. Turner recommended that Mr. Levine get a survey done at the line of construction or elevation points at the side of the house to ensure exactly where he was located in the flood zone.

SEQR REVIEW

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

Motion carried.

The Board did a preliminary SEQR review, but decided to wait until Mr. Levine had submitted a copy of the survey to determine impacts in area of designated flood ways effects on a critical environmental area and effects of land and water.

Mr. Tobin recommended to Mr. Levine that a licensed surveyor or engineer verify that the proposed addition was not in the flood zone. Chairman Heischman instructed Mr. Levine to return to the November meeting. The public hearing was left open.

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

Mr. & Mrs. Leavy approached the Board with updated drawings for a proposed new home. The Board examined Monroe County GIS map and overlay to determine where the proposed home would be in

relation to the flood zone. Mr. Turner noted that the flood boundary was close in relation (o the map submitted by the Leavys, but that the proposed house would be well outside the 100-year flood zone, with the garage lying outside the 500-year flood zone.

SEQR REVIEW

Motion by Betsy Taylor, seconded by John Hoffman 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 Michael and Sandra Leavy.

Motion carried.

Motion by Thomas Judd, seconded by Betsy Taylor, to adopt the following resolution:

WHEREAS; Michael and Sandra Leavy have prepared a Short Environmental Assessment Form for a new home at Lot 3, Hyde Park Subdivision; and

WHEREAS; the Planning Board has reviewed proposed plans for the site, and based on certification of the August 7, 2000 survey by Gary Dutton which shows the proposed house to be located outside (lie 100-year flood plain, 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 new home as proposed will not result in any significant adverse environmental impact.

Motion duly adopted.

Chairman Heischman advised the Leavys that they would need the following to proceed with their new home: site plan approval; a curb cut permit; and sewer hookup permit Chairman Heischman also advised the applicants that final site plan approval would be contingent on her approval of architect's plans.

Motion by John Hoffman, seconded by Betsy Taylor to grant site plan approval lo Mike and Sandra Leavy for a new home lo be built al Lot 3 Hyde Park Subdivision, with the following contingencies:

1. Architect's drawings will be submitted b\ the Leavys for review ;md approval of the Planning Board Chairman
2. Applicants will provide certification by Gary Dutton of his August 7. 200th survey that the home will be located outside the 100-year flood /one

Motion carried.

Motion by John Hoffman, seconded by Betsy Taylor to close the public hearing. Motion carried.

PUBLIC HEARING : SUBDIVISION APPROVAL : NORTON MILLS : MATHSTONE CORPORATION

Mr. Harringer and Mr. Stoner approached the Board (o review plans for a project previously approved, but whose permits and approvals had expired. The project design was explained as square cul-de-sacs in the Traditional Village zoning district, consisting of duplexes. Mr. Stoner stated that it had not been decided if the units were to be rentals or owner-occupied.

Mr. Harringer identified two important issues in the subdivision as ownership of the pond and trails within the proposed development, and the stormwater drainage in the development. Mr. Harringer told the Board that the stormwater drainage area would be elevated through the use of fill, lifting the site by two feet, to meet all Village criteria for drainage. Mr. Stoner inquired of the Board if the Village was interested in ownership of the pond and trails. A discussion ensued regarding maintenance issues related to the trails and pond. Mr. Schaffron, Village Engineer, stated there were concerns regarding long term maintenance

of the pond He stated that the Village could possibly acquire an increasing number of ponds and maintenance involved over the years, and that the liability of maintaining these ponds was something to consider from the Village's point of view. A discussion ensued regarding maintenance procedures and schedules for such ponds.

The subject of maintenance easements was discussed, as an easement will be needed to install a new 12' culvert across Carriage Street as part of the drainage plan. Chairman Heischman inquired if the casement was necessary for the drainage plan to work. Mr. Schaffron and Mr. Harringer agreed it was. Mr. Schaffron stated that certain engineering aspects of the subdivision and utility plans had not been completed to assure that all plans were consistent. Mr. Harringer agreed that some of the layers in their maps did not print out completely, and he would resubmit them to Mr. Schaffron. Mr. Schaffron recommended that the design, utility and subdivision plans be consistent prior to his approval. Mr. Schaffron recommended that the subdivision plans show the easements needed to install the culvert and drainage swale across Carriage Street. Mr. Tobin stated a concern that a property not owned by the applicants was needed in the drainage plan to make it workable. Mr. Schaffron suggested that the Village should have a copy of the easement. and also suggested a maintenance easement for the Village if they plan to lake dedication of the pond and trails. Mr. Tobin stated that all easements be in place prior to filing the subdivision map with the County, as the pond/drainage system will not work without the easement. Mr. Tobin stated that easements could be transferred in the future if the Village takes dedication of the pond and trails.

The topic of dedication of the pond and (rails to the Village was discussed. Mr. Stoner stated that he was willing to convey the pond and trails to the Village, but that if the Village did not want them, he would keep them. A discussion ensued on the pros and cons of Village ownership and maintenance of the pond, drainage system and trails, including snow plowing, equipment access and manpower issues. Mr. Schaffron stated that the easements were positioning the Village to lake responsibility for maintenance and upkeep of the areas is question Chairman Heischman stated she would examine the issue further and make a formal recommendation to the Village Board of Trustees.

Motion by John Hoffman, seconded by Tom Judd to close the public hearing at 9:50 p.m.
Motion carried.

Motion by Tom Judd. seconded by Betsy Taylor to grant subdivision approval to Mathstone . Inc. For lands located at Norton Mills. Norton Street. Honeoye Falls, contingent on engineering approval from the Village engineer Mathstone will also obtain am easements unnecessary lot implementation of their drainage plans prior to filing the maps with Monroe County

Motion carried.

Motion by John Hoffman, seconded by Tom Judd to grant site. plan approval to Mathstone Corporation pursuant to plans received, contingent upon approval from the Village engineer and other agencies.
Motion carried.

DISCUSSION : GLEASON PROPERTY : WEST MAIN STREET : LLD ASSOCIATES

Messrs.' Goldman, Dworkin and August approached the Board with concerns they had in regards to the special session meeting the previous week. Specifically, they expressed concern regarding limiting retail development in the project. Chairman Heischman stated that no definite decisions had been made at this point, but that perhaps the applicants would consider locating smaller building uses in the front of the development, and transitioning front to back with larger uses. A discussion ensued regarding the "front" , "middle" and "back" areas of the parcel: tire "front" loosely defined as the first 150'. the "middle" as the next 750' with mixed uses and the back as the remainder in the IP district.

Mr. Goldman reminded the Board that the discussion process had been going on for 13 months, and his clients felt no closer to applying for site plan approval. Chairman Heischman stated that any new legislation would have to be presented to the public for comment before it could be enacted. She stated

that it would be in the best interest of the applicants if they tailored their potential development to the best interest of the Village.

Mr. Dworkin inquired as to where the Board was in approving retail uses for the development. Chairman Heischman stated the Board was waiting for notice from David Church to make his recommendations. She suggested that those uses that would require larger spaces should be defined and passed along to Mr. Church. She also suggested that a site plan with unified form be developed and submitted for review.

Chairman **Heischman** stated that response from Mr. Church should be received by the next special session meeting, on October 23. She stated that there would be time at the meeting for Mr. Dworkin and Mr. August to respond and address the proposed legislation.

APPROVE MINUTES : SEPTEMBER 11, 2000

Motion by Betsy Taylor, Seconded by Tom Judd to approve the minutes as revised. Motion carried.

ADJOURN

Motion by John Hoffman, seconded by Tom Judd to adjourn the meeting at 10:50 p.m. Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila Coleman Planning
Board Secretary*