

VILLAGE OF HONEOYE FALLS PLANNING BOARD

November 6,2000

MEMBERS PRESENT: Denise Heischman, Chair Betsy Taylor John Hoffman Tom Judd Earl I Fontaine

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Vito Arbore, Arbore-Jansen Associates; Charles Battle; Doug Eldredge: John Weldoru Peter Brincka; Doug Rath; Matt Cozza, Family Dollar, Inc.; Robert Levine; Beck)' Young; Sharon Mattson.

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

SITE PLAN APPROVAL : NEW HOME: 35 BRIGHAM CIRCLE (CLOVER MEADOWS LOT #39): ROSEN

The Board reviewed plans for a new home, a "Cambridge" model. Chairman Heischman noted the narrowness of lot due to its location in the circle. After reviewing the plans and photos of houses in the area, concern was expressed by several Board members regarding similarities in models built in close proximity to each other. Board member Betsy Taylor noted similarities between the "Cambridge" model and the "Tate" model. Board member EarlI Fontaine determined that 9/62 or 15% of all homes built in the subdivision were either "Cambridge" or "Tate" models. Chairman Heischman stated that the builder should be notified that the model was being overused and that other models should be found to accommodate narrow lots. The Board determined that Mr. Rosen would need to meet with the Board to discuss this matter before site plan approval could be granted. Mr. Judd stated that Mark IV needed to provide additional designs from those already used in the development to accommodate narrow lots, as the current designs have been used extensively throughout the development. Chairman Heischman asked to see the book which contains the designs for new homes in the development; the Mark IV representative agreed to provide the book for the Board to review.

SITE PLAN APPROVAL : NEW HOME : 90 CHEESE FACTORY ROAD (CLOVER MEADOWS LOT#72): ROSEN

The Board reviewed plans for a proposed home to be built on the outer boundary of the Clover Meadows subdivision. The Board noted the presence of a wetland on the property, and other details of the house such as a front load garage, and brick trim on the front of the house. Mr. Judd noted that the brick did not extend around the entire house, but noted also that the trim would not be visible from the road. Mr. Hoffman noted that the house was not physically part of the Village environment or streetscape. and did not have much in common with Village streetscape. The Board noted it might not be necessary for this house to conform to traditional Village architectural styles.

Motion by Betsy Taylor, seconded by EarlI Fontaine to grant site plan approval to Richard Rosen for a new home to be built at 90 Cheese Factory Road, pursuant to plans submitted, with the notation that as this house is not located on a traditional Village street, mixed material will be allowed on the front of the house.

Motion carried.

PUBLIC HEARING : SUBDIVISION APPROVAL : 115 WEST MAIN STREET : MOLYE/ ARBORE-JANSEN ASSOCIATES

PUBLIC HEARING : SITE PLAN APPROVAL : ADDITION : 115 WEST MAIN STREET : MOLYE/ARBORE-JANSEN ASSOCIATES

Chairman Heischman opened the public hearing at 8:05 PM. The applicant signed the affidavit stating a sign was posted for notification of public hearing.

Charles Battle, Doug Eldredge and Vito Arbore approached the Board to discuss the application to subdivide property from a lot owned by Arbore-Jansen Associates and convey it to another, adjacent lot

owned by Arbore-Jansen. Mr. Eldredge explained that .98 acres of the L-shaped lot would be subdivided and conveyed to the second lot to allow the applicants to build a 6,048 square foot addition that would be used as a service bay for an automobile dealership. Mr. Eldredge stated that other changes planned to accommodate the addition would include extending the pavement back to the sales area, allowing for a minimum 30' width for fire lanes, and a small detention basin added for drainage. Chairman Heischman asked Mr. Turner for comments regarding the oil trap connection; Mr. Turner responded that the connections looked acceptable as submitted. Mr. Eldredge stated that the trench drain would have to be extended back to the oil separator. Traffic circulation and parking in the front of the building is expected to remain the same.

A discussion of lighting for the proposed addition ensued. Chairman Heischman stated that any new lighting should not have an adverse effect on neighboring properties. Mr. Battle stated that the "shoebox" design of the new lights was chosen due to its focus of light on the ground rather than onto other properties or in the sky. Mr. Arbore stated that additional lighting would be needed for security purposes and to deter vandalism. A discussion regarding the possible effects of additional lighting on neighboring properties ensued. Chairman Heischman stated that if new fixtures were to be installed, it would be the Board's suggestion to use the minimum footcandle amount necessary in the fixtures. Mr. Arbore stated that no new pole fixtures were to be installed. Mr. Judd expressed concern regarding light spillage versus aesthetics. Various alternatives to decrease the amount of spillage and skyglow to the area were discussed, including baffles, shields, location of lights and wattage of the bulbs to be used. Chairman Heischman suggested that possible mitigation by landscaping might offset intrusive lighting. A consultation with the Village Engineer to review proposed lighting was suggested.

Chairman Heischman asked if there were any comments from the public.

Peter Brincka, 85 West Main Street John Weldon, 84 West Main Street

Mr. Weldon and Mr. Brincka, whose properties are close to the proposed addition expressed concern regarding the effect increased lighting would have on their properties. Mr. Arbore stated that the lights would be on timers and not all lights would be turned on at all times.

SEQR REVIEW

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 Arbore-Jansen Associates.

Motion carried.

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

WHEREAS: Arbore-Jansen has prepared a Short Environmental Assessment Form for an addition to their business located at 115 West Main 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 addition as proposed will not result in any significant adverse environmental impact.

Motion duly adopted.

The Board did note item (C) (2): that lighting needs to be shielded and directed so as not to spill into neighboring properties.

Motion by John Hoffman, seconded by Betsy Taylor to grant subdivision approval to Arbore- Jansen Associates for property located at 115 West Main Street pursuant to plans submitted.

Motion carried.

The public hearing for site plan review was left open until the December meeting.

CONTINUATION OF PUBLIC HEARING : SITE PLAN REVIEW : 125 WEST MAIN STREET : FAMILY DOLLAR, INC.

The board reviewed plans for changes to the former Rochester Lumber building to accommodate the Family Dollar Store. Mr. Cozza, the representative from Family Dollar stated that existing light fixtures would be used for lighting, with the possible addition of gooseneck fixtures near the building which would be similar to those at Honeoye Falls Market Place. Mr. Cozza stated that the lights would most likely be on timers, unless there were problems with security that would require all-night lighting. Chairman Heischman stated that unless there were specific security concerns that required lighting in the area during post-business hours, all lights should be off by 11 p.m. A discussion of signage to be used ensued. Mr. Turner stated that two signs would be allowed, one on the building and one on a pole, as per Village sign regulations.

A discussion of parking ensued amongst the Board and Mr. Cozza. Mr. Cozza stated that decreasing the number of parking spaces in the front of the building would not be in accord with Family Dollar's emphasis on convenience to its customers. A discussion followed regarding parking, including using angled parking and parallel parking, maintaining visual appeal in the Village, allowances for pedestrian access, size of spaces, and adding barriers to the front portion of the parking lot due to its proximity to the sidewalk. Mr. Turner reminded Mr. Cozza that any barrier would have to be back one foot from the sidewalk to allow for plowing. Chairman Heischman instructed Mr. Cozza to return to the December meeting with more detailed parking plans. Mr. Turner suggested that Mr. Cozza provide plans that illustrated which spaces were to be added, dropped or relocated.

The property under review was scheduled to be reviewed by the Zoning Board of Appeals, due to the location of a second business in the rear of the property. Chairman Heischman explained to Mr. Cozza that no action could be taken on the site plan until the Zoning Board had made their ruling on the variance request. The public hearing was left open.

DISCUSSION : LIGHTING CHANGES : 28 NORTH MAIN STREET : M&T BANK

Mr. Turner informed the Board that he had spoken with Mr. Van Hall from M&T bank Facilities Management regarding the lighting at the bank. Mr. Turner informed the Board that Mr. Van Hall informed him that the bank is making changes as per the board's recommendations. Mr. Turner advised Mr. Van Hall to submit final drawings and plans for approval.

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

Mr. Levine approached the Board with amended plans for renovations and an addition to his home. Mr. Levine provided an engineer's statement that the proposed addition would conform to regulations governing building in a floodplain. Mr. Levine stated that concrete piers would be used as supports rather than a basement as first proposed. Chairman Heischman stated that since the problems with building in the floodplain were cleared up, there did not seem to be any other problems with the plans. Mr. Turner stated that construction drawings would be needed prior to issuance of a building permit.

No comments from the public were noted. Chairman Heischman closed the public hearing at 9:45 PM.

Motion by Tom Judd, seconded by John Hoffman to grant site plan approval to Richard Levine for an addition to his 58 West Main Street home pursuant to plans submitted at the meeting.

Motion carried.

INFORMAL DISCUSSION : CHANGE OF USE : PRESBYTERIAN MANSE : 29 NORTH MAIN STREET: MATTSON

A discussion ensued between the Board and Sharon Mattson regarding the use of the Presbyterian Manse for a 3-day -a- week preschool program for children who are being home-schooled. The main issues identified by the Board were parking, code compliance with state and federal regulations regarding schools, and play areas for the children. Mr. Turner stated that state and federal regulations would not be applicable until the enrollment exceeded 50 students. Ms. Mattson stated that enrollment would not exceed 10 students this year, and possibly increase to 20-30 students over the next two years. Chairman Heischman stated that if site plan approval were granted, that the board might want to revisit parking and other issues, such as drop-offs and play areas in the future, should the situation warrant it. Mr. Tobin suggested that teachers agree to use public parking. Ms. Mattson was instructed to return to the next Board meeting and submit a formal parking plan.

APPROVE MINUTES OCTOBER 2, 2000

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

Motion carried.

ADJOURN

Motion by Earll Fontiane, seconded by John Hoffman to adjourn the meeting at 10:45 PM. Motion carried.