

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

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Charles Battle; Doug Eldredge; Deborah Denome, Seeking Common Ground; Nancy Rizzolio, Roots and Wings, Jim Clark, First Presbyterian Church; Carl Foss; Majed El Fayess, Kohlstaedt & Fredrickson; Judith Stewart, Canandaigua National Bank; Jerry Bowe, Canandaigua National Bank; Tom VanHall, M&T Bank; John August; David Dworkin; Jerry Goldman.

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

PUBLIC HEARING : CHANGE OF USE : FIRST PRESBYTERIAN CHURCH : 29 NORTH MAIN STREET

Chairman Heischman opened the public hearing at 7:36 p.m. The applicants signed the affidavit stating a sign was posted notifying the public the property was under review.

Deborah Denome and Nancy Rizzolio approached the Board to discuss plans to use the manse at the First Presbyterian Church for a social gathering and part-time preschool for home school students. The proposed preschool program would take place three days a week, for 12 hours a week. A discussion of parking for the proposed preschool ensued between the Board and Ms. Denome. Ms. Denome stated that the students would be dropped off behind the church, then escorted to the manse by adults. Chairman Heischman stated that Mr. Tobin would need to examine any issues associated with using Village parking.

The topic of enrollment was next discussed. The Board had advised the applicants at an earlier meeting that they would revisit the preschool in one year to determine if any issues needed to be addressed, such as an increased need for parking, or an increase in the projected amount of students. Ms. Denome questioned when the "year" would begin, before the applications for enrollment or after the applications had been accepted. A discussion ensued regarding the number of students that would be enrolled. Ms. Denome stated that currently there were 12 students enrolled in the program, but there was a possibility that 8 additional students would be added to the program, bringing the total number of students to 20. A discussion regarding an appropriate number of students in the program ensued. Mr. Tobin stated that the maximum enrollment of the preschool could not exceed those numbers determined by fire and building codes. Mr. Tobin stated that approval of the change of use would have to contain certain conditions in order to ensure compliance with fire and building codes, as well as local, state and federal agencies which regulate preschools.

Chairman Heischman opened the floor to public comment.

Carl Foss, 41 Parrish Road.

Mr. Foss stated that he owned property at 37 North Main Street, which is in close proximity to the manse. Mr. Foss inquired of the Board why he had not received notification of the proposed change of use. Mr. Tobin explained the process of public notification through publication in the newspaper, posting notices outside the Village Hall and throughout the Village, as well as the posting of the sign for property under review. Mr. Foss cited an article in the Sentinel regarding the proposed preschool and questioned if it was an approved use for that Zoning. Mr. Tobin stated that the use was a permitted one, and that Village Code required site plan approval. Mr. Foss stated that he did not object to students in grade kindergarten through grade 2 in the school but did not want to see a long term, multi-level school in the building. Mr. Foss stated that interpretation of "preschool" in the Village Code should be thus to exclude students over 3rd grade. Mr.

Foss cited concerns with having high-school age students in the area. Ms. Denome stated that there were no plans to include students of that age level in the school, but that there could be an addition of 3rd graders into the program next year. Ms. Denome stated that alternative space would be found to accommodate students above the third grade level. Mr. Hoffman stated that it would be a good idea to revisit this approval prior to the following school year to determine if any changes should be made.

Mr. Tobin asked if there were any representative from the 1st Presbyterian Church that could confirm the church was in favor of the preschool. Mr. Jim Clark, a church trustee, confirmed that he was personally in favor of the preschool, that currently the manse was only used for Sunday School classes of approximately 30-35 persons. Chairman Heischman inquired if there were adequate space for classes of that size; Mr. Clark responded there was.

Chairman Heischman inquired if there were any further comment from the public. As none were noted, the public hearing was closed at 8:00 p.m.

ACTION ON THE PUBLIC HEARING ITEM

The Board and Mr. Tobin discussed specific conditions that should be placed on the approval. Areas of specific concern included the maximum number of students, restrictions of fire and building codes, hours of operation, grade levels, parking and play areas.

Motion by John Hoffman, seconded by Betsy Taylor to grant site plan approval to the First Presbyterian Church, 29 North Main Street for change of use to allow use as a structured learning environment/ preschool for home-school students. The Board granted approval based on the following conditions:

1. No more than 24 students or the maximum allowed by State building and fire codes shall be allowed
2. Use will be three (3) days a week between the hours of 8:30 a.m. and 3 p.m.
3. No classes will be held for students above the third grade level
4. The use is granted for a period of one (1) year, and is subject to a lease agreement with the 1st Presbyterian Church, and will comply with any regulations imposed by any governing agency, including county, state and federal
5. Teacher parking will be off-street in the driveway next to the house, with student drop-off and pick-up behind the 1st Presbyterian Church and in Harry Allen Park
6. Student play area will be located in Harry Allen Park

Motion carried.

PUBLIC HEARING : NEW BUILDING : 99 WEST MAIN STREET : CANANDAIGUA NATIONAL BANK

Chairman Heischman opened the public hearing at 8: 05 p.m. The applicant signed the affidavit stating a sign was posted notifying the public the property was under review.

Judith Stewart, Vice president of CNB and Majed El Fayess, architect with Kohlstaedt & Fredrickson approached the Board to discuss plans to demolish the building located at 99 West Main Street, currently occupied by Dorschel Motors, and construct a new building to be occupied by Canandaigua National Bank Honeoye Falls branch. Mr. El Fayess provided drawings illustrating the proposed 2900 square foot building, which would be built in the style of a railway depot. Mr. El Fayess stated that 30%-40% of total space in the lot would become green space and buffer area due to the replacement of some currently paved areas in the rear of the property with grass and plantings. Mr. El Fayess also pointed out a promenade/

covered walkway between the bank and the street, and a retro-style clock to be included in the design of the bank.

A discussion of parking for the proposed bank followed. Mr. El Fayess stated that there were to be a total of 21 parking spaces: 9 spaces allotted for employee parking in the rear lot, with 13 additional spaces for customers. Mr. El Fayess stated that there were more spaces than required by Village Code to ensure adequate parking for customers. Mr. Fontaine inquired as to the short-term parking on the side of the building. Mr. El Fayess stated that these parallel spaces were designed for short transactions.

Drainage and utility issues were next addressed. Mr. El Fayess stated that the topographical survey had not come in as yet, but foresaw no problems with the plans. Mr. El Fayess stated that a small storm sewer would be installed, as well as catch basins to tie in with existing drainage. Mr. El Fayess stated that existing electrical service wires would be used for the new building. A discussion of potential water use ensued, with Mr. El Fayess stating that the bank would have two restrooms, but considered there would not be a great increase in water usage for the building.

A discussion of design and architectural details ensued. Mr. El Fayess stated that he proposed building would have clapboard siding, possibly of non-combustible material. Design details include a dome-shaped tower to resemble that found on a train depot. Chairman Heischman inquired if the tower were to be symmetrically placed on the roof. Mr. El Fayess stated that due to the hip-style roof, the tower would be slightly off-center. A discussion of moving the tower to a symmetrical position on the roof and its influence on interior design features ensued, with Mr. El Fayess Mr. El Fayess stated it was the objective of the bank to construct a building that was in conformity with traditional Village buildings in appearance. Mr. El Fayess stated that the height of the building would not exceed 32 feet in order to comply with Village Code.

A discussion of lighting at the bank ensued. Mr. El Fayess stated that all lighting would be directed downward to reduce spillage and glare. Mr. Judd stated that if lighting fixtures were not shown on the plans it would not be allowed. Mr. Hoffman pointed out that although the bank must comply with the ATM Act of New York State, the proximity of the proposed bank to a residential area indicated the need for an engineer's review of the lighting plan.

Landscape plans and signage were next discussed. Mr. El Fayess stated that no trees would be planted in some areas to provide a place for snow removal. Ms. Taylor provided the applicants with relevant material regarding plantings and trees for landscaping. Chairman Heischman noted that a sign was to be located on the roof of the proposed building. Mr. El Fayess stated that this was to be in keeping in character with the structure as a replica of a train station. Mr. El Fayess added that the bank would like a sign in front of the building, but that the covered walkway would not allow it.

Chairman Heischman inquired if there were to be a stop sign installed due to increased volume of traffic. Mr. Turner stated that there had been a stop sign installed at the Rite-Aid building. A traffic study for the area was suggested by Chairman Heischman, as well as engineering review by the Village engineer due to a letter of response received from Monroe County Department of Planning and Development. Mr. Turner stated that input from General Motors would be recommended due to reseeded land located adjacent to a blacktop triangle which is owned by General Motors. Mr. Turner stated that General Motors was willing to coordinate with Canandaigua National Bank in reseeded the entire area.

Chairman Heischman inquired as to the anticipated duration of the project. Mr. El Fayess stated that they anticipated 4 to 4 1/2 months from demolition of the old building and completion of the new one. Mr. El Fayess provided detailed interior plans for the Board to review. A discussion ensued amongst the Board as to what would need to be reviewed prior to site plan approval. Mr. Hoffman stated that engineering review of the lighting plan would be advisable, due to the proximity to residential areas. Chairman Heischman stated that Mr. El Fayess should return to the January meeting with lighting, engineering, and drainage plans to be reviewed by the Village engineer. Chairman Heischman also stated that a review of the sign ordinance would be undertaken in regards to the sign to be placed on the roof.

Mr. El Fayess inquired if conditional site plan approval could be granted so that the old building could be demolished. Mr. Tobin informed the applicants that conditional or conceptual approval would allow demolition to begin.

Chairman Heischman inquired if there were any further questions or comments from the public. As none were noted, the public hearing was closed at 8:45 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Tom Judd, seconded by Betsy Taylor to grant demolition approval to Canandaigua National Bank for the building located at 99 West Main Street, currently occupied by Dorschel Automotive.

Motion carried.

Motion by John Hoffman, seconded by Earl Fontaine to grant conceptual approval to Canandaigua National Bank for a new structure to be built at 99 West Main Street. contingent upon final engineering approval.

Motion carried.

CONTINUATION OF PUBLIC HEARING : SITE PLAN APPROVAL : ADDITION : MOLYE CHEVROLET : 1115 WEST MAIN STREET : ARBORE-JANSEN ASSOCIATES

Doug Eldredge and Charlie Battle approached the Board with response to comments from Monroe County Department of Planning and Development in regards to the proposed business expansion. The applicants and Board discussed lighting concerns in the area. Mr. Eldredge stated that some lighting had been moved to address concerns expressed at the last meeting. In regards to comments regarding detention that sufficient area was available for the detention area. In regards to comments received regarding the capacity of the oil separator, Mr. Eldredge stated that currently, there had been no problem with oil in the sewers or drainage areas, and that the separator would be re-examined and its exact capacity would be determined to ensure adequate capacity.

The Board discussed lighting issues regarding the proposed addition. A discussion ensued regarding the effect of various lighting fixtures and bulb intensity on the adjoining area. Mr. Battle suggested that a minimum foot-candle amount be identified as being acceptable to ensure appropriate lighting in the area. A discussion regarding the difference between security lighting and other lighting ensued. Mr. Hoffman stated that he did not see anything that could not be resolved, but suggested that conditional site plan approval be granted subject to engineering review. Mr. Eldredge suggested that the Board and then revisit set a maximum wattage if it was determined to be too intrusive. Mr. Tobin suggested that bulb types be designated as well

Chairman Heischman asked if there were any comments from the public. As none were noted, the public hearing was closed at 9:15 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Betsy Taylor, seconded by John Hoffman to grant conditional site plan approval to Molye Chevrolet for an addition to be built at 115 West Main Street, excluding lighting plans which will be approved at a later time.

Motion carried.

CONTINUATION OF PUBLIC HEARING : RENOVATIONS : 125 MAIN STREET :
FAMILY DOLLAR, INC.

As no new plans were submitted to the Board, it was recommended that parking and buffering plans be submitted to the Board for review prior to site plan approval.

DISCUSSION : LIGHTING CHANGES : M&T BANK : VANHALL

Tom VanHall from M&T Bank Facilities Management approached the Board to review lighting plans for the 28 North Main Street branch. Mr. VanHall illustrated the following changes to lighting in the area:

- A 25' three-head fixture located at the rear of the building will be tilted to direct light downward in the rear parking area
- A 12' pole located near the trench across from the drive-up window will be relocated to the south edge of the property, and will be lowered to a height lower than the building
- The fixture on the north side of the bank will remain as-is
- The large 250-watt wall fixture over the night deposit will be removed and replaced with lighting in the soffits of the building. Decorative hanging baskets will be added in spring and summer
- The 50 watt wall sconces will be reactivated
- Concrete post fixture in front of the bank will be removed
- Bollards will be set back 3' from the road; some 70 watt fixtures will remain to guide drivers
- Metal halide lighting that is located above the building level will be replaced with sodium lighting
- As lighting per foot-candles is affected by bulb efficiency, fixtures will be relamped every 2 years

The Board reviewed data presented by Mr. VanHall. Mr. Judd stated that the Village Engineer should review the plan. A discussion ensued regarding appropriate height of fixtures. Chairman Heischman noted that some fixtures would still be above the roofline of the bank, and cause undue lighting of surrounding areas. Mr. VanHall noted that the lights in question did not extend beyond the ridge, and that the roof would, in this case, act as a shield for lights. Mr. VanHall stated that he had measured the lighting and at the boundary was measured at less than one foot-candle. Mr. Judd stated that while adequate lighting in the area was necessary, lights should not be left on all night, and should not light the entire area to daylight after 11 p.m. Mr. VanHall noted that conformity with Village recommendations could put the bank into violation of the ATM Safety Act, resulting in a fine. Mr. VanHall noted that when local codes conflict with safety acts, safety acts usually supercede. Mr. VanHall stated that he would work extensively to formulate a lighting plan that was acceptable to the Village as well as keep the bank in compliance with the ATMSA. Mr. VanHall stated he would return to the Planning Board in January with revised plans for review by the Village Engineer.

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

Mr. Dworkin and Mr. August approached the Board to discuss issues raised at the special session of November 20. Mr. August inquired if building sizes in Tier 11 could be increased to allow some industrial development. Mr. August also provided calculations regarding the percentage of impervious surface as being greater than 50% of the total development. Chairman Heischman stated that percentage of parking spaces was too great, and that parking should be shared amongst building occupants. A discussion ensued regarding land banking for parking. After much discussion, it was determined that more information regarding specific procedures for land banking would be researched.

A discussion regarding initial retail development in the area ensued. Mr. August stated that economics warranted that retail development would aid in getting the project off the ground, and would help minimize losses to the developers. Chairman Heischman stated that she would consider an increase in the initial amount of retail space to begin the project, but stressed that the Industrial Park was the most important part

of the project. Tuning issues were next discussed. Mr. August inquired if there were a date that a draft of the legislation would be ready for review. Mr. Tobin stated that a rough draft of the legislation was partially done, and would be presented to the Board of Trustees for review at their January meeting.

RESCHEDULE REGULAR MEETING FOR JANUARY

Motion by John Hoffman, seconded by Betsy Taylor to reschedule the January meeting from January 1, 2001 to January 8, 2001.

Motion carried.

APPROVE PLANNING BOARD CALENDAR FOR 2001

Motion by John Hoffman, seconded by Earll Fontaine to approve the Planning Board calendar for 2001 as amended.

Motion carried.

APPROVE MINUTES FOR NOVEMBER 6, 2000

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

ADJOURN

Motion by Earll Fontaine, seconded by John Hoffman to adjourn the meeting at 10:50 p.m. Motion carried.

Respectfully submitted

Sheila Coleman
Planning Board Secretary