

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

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Richard Rosen, MarkIV; Tom VanHall, M&T Bank; Robert and Heather Balmer.

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

SITE PLAN REVIEW : NEW HOME : 49 BRIGHAM CIRCLE (LOT #32 CLOVER MEADOWS) : ROSEN

Mr. Rosen approached the Board with revised plans for a new home, a "Rockford" model. Mr. Rosen stated that the prospective homeowner wished to add a brick fireplace in the rear of the home. Mr. Rosen stated this would not affect the second floor of the home, but that a front gable would be pushed forward to the front of the building to accentuate the fireplace. Chairman Hieschman noted that the nearest "Rockford" model was located at lot 50. Mr. Rosen stated that this model was slightly varied in that the porch was larger. Chairman Hieschman noted features such as a side-load garage, a 2' overhang on the corner and clapboard siding. Chairman Heischman noted that the plans should indicate that clapboard siding was to be used all around, not the brick detail as shown on the plans.

Chairman Hieschman requested that Mark IV provide the Board with a copy of the sales book showing the models in the development.

Motion by Earll Fontaine, seconded by Betsy Taylor to grant site plan approval to Richard Rosen for a new home to be built at 49 Brigham Circle pursuant to plans revised at the 1/8/01 meeting.

Motion carried.

LIGHTING PLAN REVIEW : M&T BANK : 28 NORTH MAIN STREET : VANHALL

Mr. VanHall approached the Board to discuss lighting changes at the bank, as well as the results of readings taken by Mr. Turner with the Village's light meter. A discussion of various fixtures and their positioning to reduce unnecessary illumination of surrounding properties. Mr. VanHall stated that most metal halide light fixtures currently in use would be replaced with high pressure sodium fixtures to reduce some excess light. Mr. VanHall also described several changes in fixture positioning that would direct light downward to reduce light spillage, but would keep the bank in compliance with the New York State ATM Safety Act.

The following changes to the lighting plan were submitted by Mr. VanHall:

- A) Pole fixture in rear of parking lot: adjust west-facing fixture head downward in rear parking lot.
- B) Pole fixture at rear of entry drive ; to remain as -is.
- C) Pole light at rear of building : remove existing pole and install 12' pole with 250 watt high-pressure sodium.
- D) Reinstall pole removed in (C) : replace bulbs with two 400 watt high-pressure sodium bulbs.
- E) Remove 250 watt wall pack at edge of drive-up canopy.
- F) Remove wall pack at night drop and install two new metal halide fixtures.
- G) Install three bollard lights with 50 watt high pressure sodium bulbs in fixture in front of entrance.
- H) Remove existing 25' pole from front of building

I) Reinstall pole from (H) with two 400- watt high-pressure sodium bulb fixtures.

Mr. VanHall stated that 4 lights on the drive-up would remain unchanged as architectural accents. Mr. VanHall also discussed future landscaping changes to the bank that would compliment the new lighting.

Motion by Betsy Taylor, seconded by Tom Judd to approve a lighting plan for M&T Bank, 28 North Main Street, pursuant to plans submitted and revised at the meeting.

Motion carried.

SITE PLAN REVIEW : ADDITION : 47 ONTARIO STREET : BALMER

Mr. and Mrs. Balmer approached the Board with plans to remove and replace a sunroom on their house. Chairman Hieschman inquired as to the type of siding to be used. Mr. Balmer stated that he would prefer to use clapboard, but that the rest of the home used vinyl and he would use that to maintain continuity. The Board reviewed materials submitted, but due to a technical problem with publishing the public notice, a motion could not be made supporting and approving the Balmers' site plan approval. It was decided that this item would be added to the February agenda for final site plan approval contingent upon a public hearing.

OTHER BUSINESS

The Board reviewed and discussed the Zoning Code regarding demolition permits and demolition of structures within the Village. The recent demolition of a residence on North Main Street prompted the Board to recommend that a letter be sent to the property owners regarding future development of the property. Chairman Hieschman recommended that the statutes governing demolition be re-examined for possible revision.

APPROVE MINUTES: OCTOBER 30, 2000

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

Motion carried.

APPROVE MINUTES: NOVEMBER 13, 2000

Motion by Tom Judd, seconded by Betsy Taylor to approve the minutes as submitted.

Motion carried.

APPROVE MINUTES : DECEMBER 4, 2000

Motion by Tom Judd, seconded by Betsy Taylor to approve the minutes as amended.

Motion carried.

Respectfully submitted,

Sheila Coleman
Planning Board Secretary