

MEMBERS PRESENT: Denise Hieschman, Chair
Earll Fontaine
Betsy Taylor
John Hoffman

MEMBERS ABSENT: Tom Judd

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Majed El Rayess, Kohlstadt & Fredrickson; Jerry Bowe, Canandaigua National Bank; John August; David Dworkin; Jerry Goldman.

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

CONT. PUBLIC HEARING : SITE PLAN REVIEW : MOLYE : 115 WEST MAIN STREET

Chairman Hieschman and the Board reviewed revised lighting plans submitted by the applicants. Mr. Turner stated he had spoken with Mike Schaffron, Village Engineer. Mr. Schaffron stated in his note that the applicants needed to submit documentation that the oil and water separator will meet the sewer use ordinance of 100 parts per million for oil and grease as well as documentation that if a pump is to be used, it must not exceed a 35 gallon per minute capacity. Mr. Turner stated that Mr. Schaffron was ready to sign off on the plans as soon as he received the aforementioned documentation.

Chairman Hieschman stated that the new plans were a great improvement from those previously submitted. A discussion ensued amongst the Board regarding parking cars in front of the Rochester Lumber building. Chairman Hieschman inquired if a change of use would be required of the owners were to start parking autos in the front of the building, or if the owners would be moving the autos to the rear of the building if a new tenant were found for the Rochester Lumber building. Mr. Tobin stated he would check into whether using the lot to park cars would be an allowable use. Mr. Hoffman stated that the issue could be revisited at a further date as a violation if necessary.

Chairman Heischman inquired if there were any further questions or comments from the public; none were noted. The public hearing was closed at 7:45 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Earll Fontaine, seconded by Betsy Taylor to grant site plan approval to Arbore-Jansesn Associates/ Molye Chevrolet pursuant to plans submitted January 17, 2001 and contingent upon submission of documentation regarding the Village Engineer's requests.

Motion carried.

Chairman Hieschman noted the applicants should be thanked for their cooperative effort in submission of the lighting plans.

CONT. PUBLIC HEARING : SITE PLAN REVIEW : CANANDAIGUA NATIONAL BANK : 99 WEST MAIN STREET

Majed El Rayess, project architect, approached the Board with revised plans for the new bank. Mr. El Rayess addressed concerns by Village Engineer Mike Schaffron regarding the lighting plans. A review of footcandle measurements at various locations around the lot were reviewed. Mr. El Rayess stated that the bank would need to stay in compliance with the New York State ATM Act, but that lighting on the front and side of the building would be kept to minimum to prevent spillage into residences in the area. A discussion ensued amongst the Board and Mr. El Rayess regarding the use of landscaping to offset lighting changes. A review of the types of fixtures to be used, bulb type and intensity and hours of lighting was

discussed. Mr. El Rayess stated that the ATM would be lighted all night, and that some security lighting would be on all night, but that the lights in the rear would go off after all employees had left. Mr. Hoffman acknowledged that bank security concerns would be justified to keep some lights on. A further discussion ensued regarding shielding and shading of lighting, as well as wattage levels and repositioning of fixtures to protect nearby residences from spillage, and the use of timers. Chairman Heischman stated it was necessary to look at a cumulative effect of lighting to avoid over-lighting the area. Chairman Heischman stated that the metal halide lighting would be more intense and that shields would be needed on pole lights where bulbs were visible.

Mr. El Rayess then presented plans showing the repositioning of the cupola, now to be located in the center of the building. The Board reviewed interior changes resulting from the repositioning of the cupola. Mr. Bowe stated that the branch has received many favorable comments from customers and the public in regards to the proposed new building. Changes to the proposed sign, including reduction in size of the logo and repositioning were discussed. Mr. Fontaine stated that the Planning Board could send a recommendation to the Zoning Board of Appeals in regards to the proposed sign, which would require a variance from Village Code.

Mr. Tobin stated that Monroe County Department of Planning and Development had sent a list of concerns in regards to the proposed project, and inquired of Mr. El Rayess if they had been addressed. Mr. El Rayess stated they had. Mr. Tobin stated that a copy of all correspondence regarding the issues in question needed to be filed with the Village. Mr. Tobin inquired as to the traffic impact study; Mr. El Rayess stated that two access driveways would be used, as there were already two existing at the site, but that he would be receiving final recommendations from the county in the next day or so. A discussion regarding times for increased ATM traffic ensued.

Chairman Hieschman inquired of Mr. Tobin whether any approvals by the Board should be contingent on approvals by Monroe County. Mr. Tobin stated that the Board could act tonight on the plans, as they were well-informed enough about the site to act. Mr. Tobin stated that other concerns could be referred to the Village Engineer. A discussion ensued regarding erosion control and the SEQR review. Mr. El Rayess stated that a landscaping plan had not been submitted to the County. The Board and Mr. Tobin discussed the justification of two access driveways to the bank.

Chairman Hieschman inquired if there were any further comments from the public. As none were noted, the public hearing was closed at 8:25 p.m.

ACTION ON THE PUBLIC HEARING ITEM

SEQR REVIEW

Motion by Earll Fontaine, 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 Canandaigua National Bank.

Motion carried.

Motion by John Hoffman, seconded by Earll Fontaine, to adopt the following resolution:

WHEREAS; Canandaigua National Bank has prepared a Short Environmental Assessment Form for an addition to their business located at 99 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 new building 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.

Motion by Betsy Taylor, seconded by John Hoffman to grant site plan approval to Canandaigua National Bank for a new building to be constructed at 99 West Main Street pursuant to plans submitted and contingent upon approvals from Monroe County and the Village Engineer, with the specification that two access driveways are appropriate.

Motion carried.

DISCUSSION : ZONING BOARD SIGN VARIANCE UPDATE: DORSCHEL AUTOMOTIVE : 105 WEST MAIN STREET

The Board discussed the application to the Zoning Board for a sign variance for Dorschel Automotive. Changes to the proposed sign in regards to size and lighting were discussed. Mr. Turner explained to the Board that the sign was over the allowable size limit, but that it was not truly “internally lit” as per defined in the Village Code, but was more backlit or halo-lit . Mr. Tobin explained that any variance granted would expire when the sign ordinance expires in 2006. Mr. Hoffman stated that while the Planning Board could not change the Zoning, the term “internally lit” should be more clearly defined within the Code. Chairman Hieschman expressed concern regarding the lighting materials to be used, and possible reflective lighting off the building. Mr. Tobin read from the Village Code regarding the allowed use of tube lighting on signs.

DISCUSSION : WEST MAIN STREET REZONING : GLEASON PROPERTY

The Board reviewed specific change to the proposed legislation for the new zoning district. The Board reviewed section 190-112 MUGBDA (A) (1). Ms. Taylor discussed sections regarding freestanding, and directional signs as well as dedicated signs to direct traffic. A discussion regarding signage in the new zoning district ensued. Chairman Hieschman stated that signs on buildings would need to conform with those in the Village Business district; that window signs would be allowable; and sandwich board signs would be allowed as long as they were in conformity with Village Code.

Next discussed were parking regulations, specifically addressing parking around a village green area. The Board recommended that if a building faces a public square, single row parking should be permitted around the perimeter of a public square in front of (a) building(s). Mr. Tobin stated it would be the discretion of the Planning Board to determine configurations during site plan review.

Mr. Hoffman inquired to the regulations regarding religious uses. Mr. Tobin stated that religious uses will be addressed for the entire zoning code at a future date. Mr. Tobin stated that the next step would be to send the legislation to the Village Board of Trustees after finalization and formatting into local law form.

A discussion ensued between the developers and the Board regarding various aspects of the proposed legislation and its effect on the financial feasibility of the proposed project. Areas of specific interest identified by the developers included building sizes, access to sites for development, the percentage of developable space after open space and non-impervious space requirements, and infrastructure clustering. The Board agreed to continue to review and discuss the rezoning project at a special session meeting on Thursday, February 7, 2001.

APPROVE MINUTES

Motion by Betsy Taylor, 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 10:35 p.m.

Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila Coleman
Planning Board Secretary*