

VILLAGE OF HONEOYE FALLS PLANING BOARD

April 2, 2001

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

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Todd Smith; Richard Rosen, Mark IV Construction; Dr. Alan Reichenstien; John McKinnon; Matt Cozza, Family Dollar; Walt Matthias, Ohmcraft.

The regular meeting of the Planning Board was called to order at 7:40 p.m.

PUBLIC HEARING : SITE PLAN REVIEW : GARAGE ADDITION : 21 YORK STREET : SMITH

The public hearing was opened at 7:42 p.m.

Todd Smith, the homeowner at 21 York Street approached the Board to discuss plans for a carriage house-type garage addition. Mr. Smith stated that the garage was to be used for auto storage in support of his hobby of restoring autos.

Dimensions of the proposed structure were discussed. It was noted that Mr. Smith's house is a 2-story house. Chairman Heischman stated that the roofline looked high- Mr. Smith stated that the roof would not exceed the 24' height limit, and the pitch would match but not exceed that of the house roof. Chairman Heischman noted that there was a 31' setback on one edge of the property, and open fields on the other, which would minimize impact of the structure to neighbors. Mr. Judd stated that the structure appeared larger than the house in drawings submitted; it was determined this could be due to variances in the computer generated drawing. Lot size was considered to be large enough to support the structure.

A discussion ensued regarding siding and trim. Mr. Smith stated that vertical board and batten type siding would be used, with wood trim to enhance the carriage house effect. Mr. Smith's neighbor at 23 York Street stated the proposed structure would be a welcome addition to the streetscape and would be in character with the neighborhood.

Chairman Heischman noted no setback issues. Mr. Turner confirmed that the size of the building was within Village Code regulations. Chairman Heischman informed Mr. Smith that before final approval could be granted, a set of complete drawings would need to be submitted to the Board for final review. Mr. Hoffman stated that in the final plans the height of the house should be included.

The public hearing was left open.

PUBLIC HEARING : SITE PLAN APPROVAL : ADDITION : 6 STONEFIELD PLACE : REICHTENSTIEN

Chairman Hieschman opened the public hearing at 8:00 p.m.

Dr. Riechenstein approach the Board with plans for a 28' x12' addition to the back of his Stonefield Place home currently used as a deck. Chairman Heischman inquired if an additional deck would be added as well; Dr. Reichtenstein stated there would be an additional deck, and also that the addition would possibly extend 2' deeper than was shown on the plans submitted and questioned if this were acceptable to the Board. Ms. Taylor noted that this would change the pitch of the roof slightly. A discussion ensued

regarding relocation of windows on the proposed addition. Dr. Riechtenstien stated that relocating the windows would not be a problem. Chairman Heischman noted that all trim, siding and windows should match those on the existing house. Dr. Riechtenstien's neighbor expressed concern that an inground swimming pool would be left unfenced during construction, and had the potential for accidents with neighboring children. Dr. Reichtentstien stated that only one section would be removed, and he would ensure that the fencing that was removed was resecured daily for safety purposes. A discussion ensued regarding the fence and safety concerns regarding the swimming pool. Dr. Reichtenstein stated that a secure gate would be employed during construction to keep the area safe.

Chairman Heischman inquired if there were any further comments from the public; as none were noted, the public hearing was closed at 8:14 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Betsy Taylor, seconded by Tom Judd to grant site plan approval to Alan Reichtenstein for an addition to his 8 Stonefield Place home, pursuant to plans amended at the meeting, with the following contingencies:

1. The swimming pool shall be secured at all times during and after construction.
2. The plans are amended to accommodate an extension of no more than two feet, bringing the width of the addition to 12 feet.
3. The applicant has the option of moving the west window.

Motion carried.

SITE PLAN APPROVAL : NEW HOME : 24 BRIGHAM CIRCLE : CLOVER MEADOWS LOT # 46 : ROSEN

Mr. Rosen approached the Board with plans for a new home, an "Oakdale" model. He explained that in order to keep 30' between buildings, the driveway had to be oriented as shown on the plans, with a front-load garage. However, Mr. Rosen explained further that the driveway and garage would be hidden from neighbors with no alteration to setbacks. Chairman Heischman stated that it would be the preference of the Board not to have a front-load garage. The Board also discussed reorienting the laundry room window, to which Mr. Rosen agreed.

Motion by John Hoffman, seconded by Betsy Taylor to grant site plan approval to Richard Rosen for a new home to be built at 24 Brigham Circle, Clover Meadows Lot # 46, pursuant to plans amended at the meeting, to include reorientation of the laundry room window.

Motion carried.

The Board discussed protection of trees in the construction area. Chairman Heischman stated it would be a good idea to protect the trees, which would act as a buffer to neighbors in the area. Chairman Heischman stated that the Board would support a variance application by the homeowners to the Zoning Board of Appeals if they wished to relocate the driveway to the other side of the lot.

Motion by John Hoffman, seconded by Tom Judd to amend the site plan approval granted at the April 2, 2001 meeting to Richard Rosen to allow reverse site plans to be used, with setbacks remaining the same, and to include protection of trees with no vehicles to be parked underneath, utilizing construction fencing to protect trees, and no vehicles to be parked under the dripline.

Motion carried.

SITE PLAN REVIEW : NEW HOME : LOT# 67 CLOVER MEADOWS : ROSEN

The Board reviewed plans submitted by Mr. Rosen for a new home to be built in the interior circle area of Brigham Circle, on a corner lot. Design features noted included a wraparound porch and clapboard siding. Chairman Heischman noted that a door located near the entry would need to be redone; Mr. Rosen revised the plans to show a standard door. The Board and Mr. Rosen discussed plans for the remainder of the circle area, including landscaping with evergreens and shrubbery.

Motion by John Hoffman, seconded by Betsy Taylor, to grant site plan approval to Richard Rosen for a new home to be built at Lot # 67, Clover Meadows pursuant to plans submitted and amended at the meeting, with changes to the door as noted on the plans.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : GARAGE ADDITION : 124 MONROE STREET : SEMMELL

Chairman Heischman opened the public hearing at 8:40 p.m.

John McKinnon, builder for the applicant, approached the Board to discuss plans for a garage extension to the back of an existing garage. Mr. McKinnon stated that the 20' x 20' addition to the 20' x 28' garage would not change the width of the garage. A discussion ensued between the Board and Mr. McKinnon regarding setbacks of the proposed structure. Mr. Fontaine inquired how close the proposed addition would be to the lot line. Mr. McKinnon stated that the proposed structure would sit 7' from the property line, and be approximately 16' from the nearest residence. Mr. McKinnon stated that no objections from neighbors had been noted, but that a variance would be needed to proceed, as the proposed structure would not have setbacks that would conform to Village Code regulations.

Mr. Hoffman inquired if there were adequate access for emergency vehicles. Mr. McKinnon stated that there was still a substantial distance between houses to allow for emergency vehicle access. A discussion ensued regarding the survey map submitted. Mr. Tobin questioned the accuracy of lot lines on the survey map. Mr. McKinnon stated that there would be no resurvey done for the Zoning Board variance application. Chairman Heischman inquired when work would commence on the proposed addition. Mr. McKinnon stated that work was scheduled to begin in May, contingent upon the variance being granted by the Zoning Board.

Design features of the proposed structure were next reviewed. Chairman Heischman noted the reverse gable roof. Mr. McKinnon stated that windows and trim would be similar to existing. Chairman Heischman expressed concern regarding the lack of windows on plans of the building. Mr. McKinnon stated that security reasons were more of a concern to the applicant than aesthetics. Mr. Hoffman stated that adding windows to the garage would mitigate its unusual design. Mr. Tobin stated that a new survey map would be needed both for the Planning Board and the Zoning Board application for a variance.

Chairman Heischman inquired if there were any comments regarding the application. As none were noted, the public hearing was closed at 9:30 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Betsy Taylor, seconded by John Hoffman, to grant site plan approval to Gerard Semmel for an addition to his 124 Monroe Street garage pursuant to plans received, with the following contingencies:

1. In order to mitigate the unusual design of the addition, sashed windows approximately the same size as the second story house windows should be added to the east side of the addition.

2. Planning Board approval is contingent upon approval by the Zoning Board of Appeals for an area variance.

Motion carried.

It was also recommended that a new survey map of the property be submitted in order to ensure accuracy in determining property lines.

SITE PLAN REVISIONS : FAMILY DOLLAR : 103 WEST MAIN STREET : COZZA

Mr. Cozza returned to the Board with a submission for parking lot lighting and landscaping as per the Board's request. Mr. Cozza stated that there would be no additional lights installed on the building itself, as there was adequate ambient lighting in the area from nearby businesses. The only exception would be one light located near the employee entrance for employee safety. Chairman Heischman stated that the landscaping plan looked acceptable, however, the addition of larger shrubs would provide increased screening. A discussion ensued between Mr. Cozza and the Board regarding the best choices for plantings in the area. Bicycle parking with bike stand placement was also discussed. Other items discussed included a greenspace barrier, parking configuration, lighting and the application for the business sign. Chairman Heischman inquired when the store would be opening; Mr. Cozza stated in July or August, after construction at Molye was completed.

Motion by Earll Fontaine, seconded by Tom Judd to grant site plan approval to Family Dollar for renovations to a building located at 125 West Main Street, pursuant to plans submitted.

Motion carried.

INFORMAL DISCUSSION : INDUSTRIAL EXPANSION : 93 PAPERMILL STREET : OHMCRAFT

Mr. Matthias approached the Board with conceptual plans for expansion of the Ohmcraft facility on Papermill Street. The proposed expansion would be done in phases. Items discussed amongst the Board and Mr. Matthais included a possible access road to Ontario Street, road funding, off-site parking, fire equipment access, and possible relocation of the facility in order to accommodate the expansion. Chairman Heischman suggested that Mr. Matthais contact COMIDA through Monroe County to investigate funding for the access road. Mr. Matthais was also informed as to the SEQR requirements regarding the expansion, as well as possible additional parking that would be needed. It was also suggested that a safety study be conducted on Papermill Street.

OTHER BUSINESS

A review of pending West Main Street rezoning legislation ensued. Mr. Tobin inquired if the Board wanted to designate a maximum number of buildings allowed in Tier 1. It was proposed that six (6) 7500 square foot buildings be the maximum allowed by the new legislation. A discussion of possible green space configuration followed. It was determined that a possible 3.75 acres would be designated for green space. Mr. Judd volunteered to review the pending legislation with Mr. Tobin to determine specific numbers of buildings and percentage of green spaces translated into acreage.

ADJOURN

Motion by Earll Fontaine, seconded by John Hoffman to adjourn the meeting at 10:40 p.m.
Motion carried, meeting adjourned.

Respectfully submitted

Sheila Coleman
Planning Board Secretary