

**VILLAGE OF HONEOYE FALLS PLANNING BOARD**

**JULY 9, 2001**

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

**ALSO PRESENT:** Gerard Pavelsky, Deputy Mayor; Stan Worboys, Jr., Rick Milne, James Alfieri, Village Board Of Trustees; Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Jerry Goldman; David Dworkin; John August; Greg and Wendy Emerson; Richard Rosen, Clover Green Construction; Linda Caccamise; Steve and Marlene Marchase; Jonathan Young; Bill Edwards, Ben Kendig.

**SPECIAL SESSION : VILLAGE BOARD OF TRUSTEES AND VILLAGE PLANNING BOARD**

The joint meeting of the Village Board of Trustees and the Village Planning Board was called to order at 6:35 p.m.

Deputy Mayor Pavelsky opened the discussion regarding the West Main Street property rezoning. One issue identified as an area of concern was the need for a traffic study to determine the effect increased development would have on the West Main Street traffic flow. Also discussed was the SEQR process in developing the property. A zoning map was reviewed to determine specific allowable uses in the area and specific types of tenants that would be allowed in the front area of the development, as well as industrial uses in the rear of the development. Infrastructure concerns regarding sewer capacity in the area were discussed, including the effect development would have on the entire Village sewer system. A discussion regarding sewer capacity and possible upgrading ensued, as Mr. Emerson was present for the Planning Board meeting. The sewer main on North Main Street is an area of concern, as additional volume could hinder its functioning.

Also discussed was the possibility of residences in the new development area. Chairman Heischman noted that there seemed to be an increased demand for residential areas and new homes in the Village; however, no new residential offerings were to be in the new development area. Industrial parcels in the development were reviewed. Also reviewed were possible options for building configuration and the effect configuration would have on uses.

The floor was opened to public discussion.

Jerry Goldman, of Fix, Spindleman, Brovitz thanked the Planning Board and Village Board of Trustees for their continuing participation in the rezoning process.

No other public comments were noted.

Mr. Tobin noted that there would be a vote on the rezoning legislation at the July Board of Trustees meeting. He stated that Zoning Board members should be sent a copy of he proposed rezoning.

Mr. Pavelsky adjourned the joint meeting at 7:10 p.m.

Chairman Heischman called the regular meeting of the Planning Board at 7:30 p.m.

**PUBLIC HEARING : SITE PLAN REVIEW : ADDITION : 25 YORK STREET : EMERSON**

Chairman Heischman opened the public hearing at 7:35 p.m.

Mr. and Mrs. Emerson approached the Board with plans submitted for a proposed addition to their home. They explained that a variance had been granted from the Zoning Board of Appeals for non-conformity to side setback code. Mr. Emerson explained that the variance was needed as the proposed addition was non-conforming to rear setback code, due to the lot being a corner lot. A letter was read from Mr. Emerson's neighbor stating there was no objection from him to the proposed addition.

The Board reviewed elevation plans. Mr. Emerson stated that the addition would increase the square footage of the house to 2500 square feet. Mr. Emerson stated that his goal was to try to make the addition as identical to the existing house as possible, in design as well as with the use of matching trim, windows and siding. Chairman Heischman inquired as to what type of siding would be used; Mr. Emerson responded that vinyl siding with a clapboard look would be installed on the entire house, due to the poor condition of the wood siding. Mr. Emerson stated that insulation would be added as well. Chairman Heischman inquired if Mr. Emerson had considered gabled dormers; Mr. Emerson responded that he felt it best to match the existing design of the house. Mr. Emerson stated that no trees would be removed due to construction.

Chairman Heischman inquired if there were any public comments. As none were noted, the public hearing was closed at 7:45 PM.

Motion by Betsy Taylor, seconded by John Hoffman to grant site plan approval to Greg and Wendy Emerson for an addition to their 25 York Street home, pursuant to plans submitted.

Motion carried.

**SITE PLAN REVIEW : NEW HOME : 28 BRIGHAM CIRCLE : LOT #\_\_ CLOVER MEADOWS ROSEN**

**SITE PLAN REVIEW : NEW HOME : \_\_ BRIGHAM CIRCLE : LOT #69 CLOVER MEADOWS : ROSEN**

The Board reviewed plans submitted for a new home in the "island" area of the Clover Meadows development. Chairman Heischman noted a side load garage, and the Board reviewed back yards in the "island" area. Mr. Rosen noted that the plans were reversed. Chairman Heischman inquired if the porch was a usable one: Mr. Rosen replied it was. No problems with setbacks were noted.

Motion by Tom Judd, seconded by Betsy Taylor to grant site plan approval to Richard Rosen for a new home to be built at 28 Brigham Circle, Lot # \_\_ Clover Meadows, pursuant to plans received 6/20/01, with the notation that the home is to be built in reverse of the plans.

Motion carried.

The Board next reviewed plans for lot 69, a corner lot. Noted features included a side load garage with 2 doors.

Motion by Betsy Taylor, seconded by John Hoffman to grant site plan approval to Richard Rosen for a new home to be built at \_\_ Brigham Circle, lot # 69 Clover Meadows, pursuant to plans submitted at the meeting, to be built as drawn.

Motion carried.

**PUBLIC HEARING : SITE PLAN APPROVAL : ADDITION : 132 EAST STREET: MARCHASE**

Chairman Heischman opened the public hearing at 7:50 p.m.

The Board reviewed plans for an addition to the rear of Mr. Marchase's home, as well as a front porch addition. Mrs. Marchase explained the design of the porch, which included an roof with an overhang, as well as a walkway. Mr. Marchase explained the porch might not be included in the addition project, but might be added at a later date. Chairman Hieschman noted that elevation drawings would be required to be submitted if a porch were to be built. The Board reviewed the footprint of the proposed addition. Mr. Judd noted that the rear lot line needed to be more defined in order to ensure the addition would not be too near the rear lot line. Chairman Heishman stated that a tape map of the property showing side and rear setbacks was needed for the Board to review. Mr. Hoffman noted that the plans called for widening the driveway to 9 feet of the lot line.

Materials to be used were next reviewed. Mr. Marchase stated that materials and trim were to match that on the existing house. Chairman Heischman stated that there were no problems with the addition, but a tape map would be needed to ensure there were no setback problems. Chairman Heischman asked if there were any further concerns or questions. She noted that the porch and driveway expansion would be started at a different time than the addition.

Motion by John Hoffman, seconded by Tom Judd, to grant site plan approval to Steve and Marlene Marchase for an addition to their 132 East Street home, pursuant to plans received, contingent upon the applicant submission of a current survey map showing side and rear lot lines.

Motion carried.

**PUBLIC HEARING : SITE PLAN REVIEW : ADDITION : 42 MAPLEWOOD AVENUE:  
CACCAMISE**

Chairman Heischman opened the public hearing at 8:05 p.m.

The Board reviewed plans for an addition to the existing Caccamise home. Chairman Heishcman noted details including trim and siding would match the existing house. Setbacks were discussed and no problems with the rear setbacks were noted. Mr. Tobin inquired about the side setbacks; Mr. Caccamise explained that the existing garage would be demolished and the new structure would be built on the old foundation.

Chairman Heischman inquired if there were any concerns from Code Enforcement. Mr. Turner stated none were noted. Mr. Tobin stated that if the side setback remained the same as the existing one, there would be no problems.

As no comment was noted from the public, the public hearing was closed at 8:20.

Motion by Tom Judd, seconded by John Hoffman to grant site plan approval to Linda Caccamise for addition to her 42 Maplewood Avenue home, pursuant to plans received .

Motion carried.

**SITE PLAN REVIEW : 61 MONROE STREET: ADDITION : YOUNG**

Chairman Heischman opened the public hearing at 8:30 p.m.

After reviewing the plans, Chairman Heischman stated that due to the proximity of the proposed addition to the side lot line, Mr. Young would need a variance from the Zoning Board of Appeals in order to proceed with the site plan approval process. As the next Zoning Board meeting was July 30, Mr. Young was instructed to return to the Planning Board, as the public hearing would be left open.

A brief review of the plans ensued. Chairman Heischman noted that more specific detail regarding the type of garage doors to be used, as well as specifics regarding trim materials would be necessary for final site plan approval. Mr. Young stated that trim and materials used for the addition would be matching those of the existing house, including using crown molding of standard width, but that he would provide specific details at the August Planning Board meeting.

The public hearing was left open.

#### **INFORMAL DISCUSSION: DEMOLITION AND RENOVATIONS : 58 NORTH MAIN STREET EDWARDS/KENDIG**

Mr. Edwards and Mr. Kendig approached the Board to discuss plans to renovate the building at 58 North Main Street. Mr. Kendig distributed a handout outlining plans for demolition, including:

- removing the shed addition on the north side of the building
- removal of the front facade
- removal of the ramp leading to the loading dock
- a total of 600 square feet is to be demolished.

Mr. Kendig stated that removal of the accessory structures was necessary to determine the condition of the original building, to determine if restoration of the building was a viable option, and to begin renovations. Mr. Tobin brought up the new demolition process, which requires site plan approval. Mr. Tobin stated that a footprint of the building, with specific changes indicated would need to be submitted for review, along with specific plans for the demolition. Mr. Judd explained the local law to the applicants which requires site plan review for demolition. A discussion ensued regarding specific changes to the building, including removal of trim and fascia, and whether it would require a demolition review. Mr. Tobin stated that according to the new local law, a permit would be necessary to undertake any of the changes discussed by the building owners, and that the permit could only be issued after a site plan review and demolition approval had been granted, which requires a public hearing.

Mr. Kendig and Mr. Edwards stated they would apply for demolition review and return to the August Planning Board meeting with plans for such.

#### **APPROVE MINUTES : JUNE MEETING**

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

#### **ADJOURN**

Motion by John Hoffman, seconded by Earll Fontaine to adjourn the meeting at 10:35 p.m.  
Motion carried.

*Respectfully submitted,*

*Sheila Coleman  
Planning Board Secretary*