

VILLAGE OF HONEOYE FALLS PLANNING BOARD

August 6, 2001

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

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Richard Rosen, Mark IV; Ben Kendig; Bill Edwards; Barb Lucker; _____ Dickinson; Robert Taylor; Andrew Micciche; Melissa Micciche; Steve McIlwaine, Michael Stratton, General Motors; Robert Bringley, Parrone Associates; Joseph Cooley; Peter Brinka; Geroge Kaleh; Bob Keiffer, FRA Engineering.

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

SITE PLAN REVIEW : NEW HOME : 4 BRIGHAM CIRCLE (LOT # 25 CLOVER MEADOWS) : ROSEN

The Board reviewed plans for a new home located on the second lot in from the corner of Brigham Circle. The Board noted features such as a brick fireplace and a wraparound porch.

Chairman Heischman noted a front-load garage; Board member Tom Judd objected to the garage and reminded the board of a discussion at the previous Planning Board meeting regarding the prevalence of front-load garages in the development. Chairman Heischman noted that the garage was located next to the porch when the Board had requested that front-load garages be set back from the front façade of the house. A discussion ensued regarding the garage, including moving the garage back 8 feet to offset it being a front-load. Mr. Rosen stated that he could submit amended plans showing the new location of the garage. Chairman Heischman stated she would sign off on the amended plans after reviewing them. Mr. Rosen stated that there would be no living space over the garage.

Motion by John Hoffman, seconded by Earll Fontaine to grant site plan approval to Richard Rosen for construction of a new home located at 4Brigham Circle, Clover Meadows lot # , pursuant to new plans to be submitted, which will bring the garage back 8 feet from the front façade of the house, on which the Planning Board chair will sign off.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : PARTIAL DEMOLITION : 58 NORTH MAIN STREET : KENDIG/EDWARDS

Chairman Heischman opened the public hearing at 7:45 p.m.

The Board reviewed plans to partially demolish additions to the building located at the corner of Maplewood Avenue and North Main Street. The partial demolition was discussed at the July Planning Board meeting, with the applicants describing their plans to remove the front façade of the building. Written submission of a demolition plan was reviewed by the Board. Mr. Hoffman stated that due to the proximity of neighboring properties, caution should be exercised not to infringe upon the other properties during the demolition, including interference with pedestrian and road traffic. Mr. Edwards stated that there would be extreme care taken not to interfere with traffic or pedestrians during the demolition.

The Board reviewed the site plan map of the site, noting topography issues such as a steep hill to the rear of the property. A discussion ensued regarding access to the rear area of the lot for use as parking, including removal of the old loading dock. Chairman Heischman reminded the applicants that they were reviewing the application for removal of the front façade only at this meeting, Mr. Kendig stated future applications for specific changes to the building would be submitted separately. Also discussed were landscaping and

parking regulations. Mr. Tobin stated that he had no specific legal issues with the demolition as long as it was done in a safe manner.

Chairman Heischman asked if there were any comments from the public. As none were noted, the public hearing was closed at 7:55 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Betsy Taylor, seconded by John Hoffman to grant site plan approval for partial demolition to Bill Edwards and Ben Kendig for a building located at 58 North Main Street, Honeoye Falls, NY, pursuant to plans submitted.

Motion carried.

CONTINUATION OF PUBLIC HEARING : SITE PLAN REVIEW : ADDITION : 61 MONROE STREET : YOUNG

The Board reviewed the application of Mr. Young for an addition and deck to his Monroe Street home. The Board reviewed a variance was granted by the Zoning Board of Appeals at their July meeting.

Chairman Heischman inquired if there were any comments from the public regarding the application. As none were noted, the public hearing was closed at 7:57 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Mr. Judd stated that Mr. Young had yet to submit drawings of the garage doors and trim as requested by the Board for approval. No other comments or questions were raised by the Board. Chairman Heischman stated that conditional approval could be granted pending approval of the trim and doors.

Motion by Earll Fontaine, seconded by Tom Judd to grant conditional site plan approval to Jonathan Young for an addition to be built at his 61 Monroe Street home, contingent upon the applicant providing specific details of trim and garage doors prior to completion.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : ADDITION : 45 MAPLEWOOD AVENUE: DICKINSON

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

Chairman Heischman and the Board reviewed the footprint of the addition, which would connect to the garage at the back of the house. Chairman Heischman inquired if there would be living space above the garage; Mr. Dickinson stated perhaps in the future, but he had no plans as such at the present time. Chairman Heischman noted that the porch area would sit almost back to the lot line.

A discussion ensued regarding the shingles and siding materials to be used. Mr. Dickinson stated that he wished to keep the traditional look of the house and keep the same treatment of cedar shake shingles and clapboard siding around the structure. Chairman Heischman noted that the addition would be in keeping with the architecture of the existing building, with a barn-like feel, and that the height matched that of the existing building. No setback issues were noted. Garage door details were noted on the architect's drawing.

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

ACTION ON THE PUBLIC HEARING ITEM

Motion by Tom Judd, seconded by Earll Hoffman to grant site plan approval to _____ Dickinson for an addition to be built at his 45 Maplewood Avenue home, pursuant to plans received July 11, 2001.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : INDUSTRIAL EXPANSION : 10 CARRIAGE STREET : GENERAL MOTORS

Chairman Heischman opened the public hearing at 8:15 p.m.

The application and drawings for the 64,000 square foot industrial expansion were reviewed by the Board as well as by interested neighbors of the facility. The expansion plans for the Research and Development facility include a new building which will be a mirror of the current building in architectural style and dimensions; the addition of parking spaces, to bring total number of parking spaces in the facility to 275; the addition of employees to a total number of approximately 100; and adding a private access road off of West Main Street to allow for deliveries to the facility from Rte 15A. Mr. McIlwaine stated that the building would be used for process theory development for alternate fuel cells. Mr. McIlwaine stated that it was hoped that construction could start in approximately 7 weeks with the parking lot expansion and paving completed in the fall. Mr. McIlwaine stated that it was hoped that the buildings could be started in the 1st quarter of 2002.

A discussion ensued regarding lighting of the facility. Mr. McIlwaine stated that lighting would be located in the parking lot and directed downward using shields to prevent spillage into neighboring properties. Mr. Hoffman stated that a maximum of .5 footcandles at the perimeter was recommended for lighting the area. Mr. McIlwaine stated that timers would be employed to turn off lights in the area between the hours of 9:00 and 10:00 after employees had left. Mr. Brincka suggested that pines be used to decrease light spillage in the area, especially in winter months, and they would provide a sound buffer as well. Mr. McIlwaine stated that the addition of pines would be a minor change, and the addition of shrouds on the lights would also be incorporated into the lighting plan.

Mr. Peter Brincka, a West Main street resident, expressed concern regarding the amount of noise generated by deliveries of liquid nitrogen. Mr. Brincka stated that current deliveries caused a disturbance on Sunday evenings, and expressed concern regarding future deliveries with the proposed expansion. Mr. McIlwaine responded that smaller tanks would be used, and located at the rear of the building, and would take less time to fill, thus reducing the noise. Mr. Brincka stated that he would request that tanks be located away from residential areas in the future. Mr. Hoffman inquired if the HVAC unit to be located on the roof would contribute to increased noise levels. Mr. McIlwaine stated that a couple of chillers would be located on the roof, and could possibly be noisy upon occasion. Ms. Micciche, a West Main Street resident expressed concern that she felt surrounded by noise from the traffic and nitrogen tanks.

A discussion of traffic configuration in the area ensued. A new configuration of the side roads in the area would occur, with the addition of a new stop sign at the proposed West Main Street terminus. Also discussed was the use of the old railroad bed, and the footpath which is adjacent to the property. Mr. McIlwaine stated that the owner of that portion of the footpath property, Bob Ross, would turn over the footpath area to Max Stoner of Mathstone Development in a land swap which would allow the extension of the road to West Main Street. Mr. Tobin requested that all legal documentation regarding the land swap be copied to his office for review. Mr. Tobin reminded the applicants to check with Monroe County in regards to the road cut and other standards for the road construction portion of the project.

A review of drainage for the proposed project followed. Chairman Heischman noted there was an existing swale located along side the proposed new road area. Mr. McIlwaine noted that the existing road was adequately equipped with swales, and that an easement would be required from Gleason and Max Stoner to install additional swales in the proposed road extension area. Chairman Heischman noted Village

Engineer Mike Schaffron's comments that additional onsite detention should be used. Mr. Tobin noted that the new construction could not create an area of more than 60% impervious surface within the lot. He noted there was not evidence in the plans of the percentage of impervious surface. Mr. Tobin noted comments from the Honeoye Falls Fire Department regarding the addition of a new fire hydrant for the proposed addition.

Landscaping of the area was next discussed. Mr. McIlwaine stated the parking lot was designed with an island for turnaround, and that there would be no disturbance to the existing treeline. Chairman Heischman stated it was important to maintain the thicket of trees in the area. Mr. Judd reminded Mr. McIlwaine that trees would need to be planted as per Village code requirements of 1 tree to every 8 parking spaces. A discussion of landscaping preferences ensued. Chairman Heischman stated she would consult with the Conservation Board in regards to future landscaping. Mr. Tobin requested that a copy of the landscaping plan be submitted for review.

Elevations for the building were reviewed. Chairman Heischman noted that the new building would match the existing facility in style, colors and general design. Chairman Heischman noted that the elevation drawings were incomplete and requested current ones be submitted. A SEQR review will take place at the September meeting. After review, the Board found that General Motors should submit the following:

1. Current elevation drawings
2. Landscape plans
3. Drainage plans
4. Parking lot layout plans
5. Fencing plans
6. Lighting plans
7. Legal documentation showing ownership of the right-of-way and railroad bed easements
8. Plans for buffering, including plantings to offset noise
9. Documentation in regards to the proposed footpath easements.

The public hearing was left open.

CONCEPTUAL DISCUSSION: NEW CONSTRUCTION : PINE BROOK APARTMENTS : PINE TRAIL/WEST MAIN STREET

The Board reviewed plans for a proposed apartment development, in the conceptual stage. Chairman Heischman explained the conceptual process to the applicant.

Topics reviewed by the Board in regards to the proposed development included: phases of the development, including proposed styles of apartments, rents and services; the required extension of the sanitary sewer system in to the project, and the potential problems with drainage associated; open space requirements; the preference of a wetland over detention ponds; the potential problems Mr. Kaleh would have in creating a "gated" community; the necessity of extending Pine Trail in order to build the development.

Chairman Heischman identified the major issue in the development as water and engineering concerns. She also suggested increased architectural variation in the exterior plans of the apartments. Mr. Kaleh stated he would return in the fall for preliminary approvals after addressing the concerns expressed by the Board. Mr. Tobin stated that the Village Board of Trustees would look into the sewer and water issues. Chairman Heischman stated that a traffic study would be needed. A discussion ensued regarding a comprehensive traffic study in the area due to all the development activity. Mr. Tobin stated that Monroe County should be contacted in regards to this issue.

OTHER BUSINESS

The Board discussed Special Exceptions to the Village Code which would allow for agricultural uses. Specifically, logging of trees in a critical environmental area was discussed. The Board will review an application at the September meeting.

APPROVE MINUTES

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

ADJOURN

Motion by Earll Fontaine, seconded by John Hoffman to adjourn the meeting at 10:38 p.m.
Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila B. Coleman
Planning Board Secretary*