

VILLAGE OF HONEOYE FALLS PLANNING BOARD

December 3, 2001

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

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Code Enforcement Officer; Greg Emerson, Village Department of Public Works; Richard Rosen, Mark IV Construction; Joanne LaPierre-Beardsley; Mary O'Brien; George Kaleh; Bob Keiffer, FRA Engineering; Jackie Masciangelo, Deanna Fleitz, Pinehurst Community; Scott Shaw, Robert Bates, Conifer Development; Joe Cooley; Mark Eggleston, Steve Culp, Southco; Honeoye Falls Boy Scout Troop #10.

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

PUBLIC HEARING : SUBDIVISION APPROVAL : 13 MAPLEWOOD AVENUE : LAPIERRE-BEARDSLEY

Mrs. LaPierre-Beardsley approached the Board to discuss her proposed subdivision and dedication of the property to the Village. The property in question would be designated as "Forever Wild". Mrs. LaPierre-Beardsley stated that she wanted to dedicate the property "Forever Wild" for the good of all residents of Honeoye Falls, and was happy to donate the property to the Village. Mrs. LaPierre-Beardsley described the aspects of the property to the Board.

The Board reviewed the subdivision map. Chairman Heischman inquired if the dedication would proceed to the Village Board of Trustees. Mr. Tobin stated that it would be presented at the December 17, 2001 meeting and accepted by the Board as "Forever Wild". Chairman Heischman inquired if there were any comments from the public. As none were noted, the public hearing was closed at 7:45 p.m.

ACTION ON THE PUBLIC HEARING ITEM

SEQR REVIEW

Motion by Betsy Taylor, seconded by Earll Fontaine 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 Joanne LaPierre-Beardsley.

Motion carried.

Motion by Tom Judd, seconded by John Hoffman to adopt the following resolution:

WHEREAS Joanne LaPierre-Beardsley has prepared a Short Environmental Assessment Form for subdivision and dedication of property located at 13 Maplewood Avenue as "Forever Wild";
AND

WHEREAS; the Planning Board has reviewed proposed plans for said subdivision; AND

WHEREAS ; considering the magnitude and importance of each impact, the Planning Board finds that no significant environmental impact exists.

Motion duly adopted.

Motion by Tom Judd, seconded by John Hoffman to grant subdivision approval to Joanne LaPierre-Beardsley for subdivision of property located at 13 Maplewood Avenue, pursuant to plans submitted.

Motion carried

PUBLIC HEARING : SITE PLAN REVIEW : DEMOLITION : 59 NORTH MAIN STREET : O'BRIEN

Chairman Heischman opened the public hearing at 7:55 p.m.

Mrs. O'Brien approached the Board to discuss plans to demolish a house located on their 59 North Main Street property. Mrs. O'Brien described the deteriorated condition of the house to be demolished, showing photos of the house to the Board. Chairman Heischman inquired if there were any way to salvage the house. Mrs. O'Brien stated that they had tried to salvage the house, but it was too deteriorated to salvage, and that it posed a significant danger in its present condition. Mrs. O'Brien stated that the Fire Department had told them it was too dangerous to use for practice burning, citing a fallen chimney and other hazards. Mrs. O'Brien stated that the house would be removed by construction forklift.

Mr. Judd discussed the possibility of salvaging any historical materials from the house after the demolition. Mrs. O'Brien stated that every effort would be used to salvage what was possible. Mr. Hoffman stated that all hazardous materials should be removed from the site promptly. Mr. Turner stated that there were no known hazards such as asbestos at the site. Chairman Heischman noted that Mrs. O'Brien's presentation was thorough.

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

ACTION ON THE PUBLIC HEARING ITEM

Motion by Betsy Taylor, seconded by Earll Fontaine to grant site plan approval to Mary O'Brien for demolition of a house located at her 59 North Main Street property, pursuant to plans received.

Motion carried.

SITE PLAN REVIEW : NEW HOME : LOT # 33 CLOVER MEADOWS : ROSEN

Mr. Rosen approached the Board with plans for a new home to be built at lot #33 Clover Meadows, ___ Brigham Circle. Design features noted were a wraparound porch and side load garage. Details such as trim, windows, façade and the garage were also noted. The Board discussed trim on the house, and agreed that all windows should be trimmed in 4" trim or shutters. Ms. Taylor noted the vent for the gas fireplace was hanging out under the house, and suggested the foundation be extended under the chimney. Mr. Rosen agreed.

Motion by Earll Fontiane, seconded by Tm Judd to grant site plan approval to Richard Rosen for a new home, project # 20-1842-1, pursuant to plans received, with the following contingencies:

1. The foundation will extend under the fireplace
2. All windows will be trimmed in 4" trim or shuttered.

A discussion ensued regarding the removal of advertisement signs and fencing for the Clover Meadows. Mr. Tobin stated that all signs and fencing should be removed when the project is completed.

PUBLIC HEARING : SITE PLAN REVIEW : PINEBROOK APARTMENTS : PINE TRAIL : KALEH

Robert Keiffer, FRA Engineering and George Kaleh, developer, approached the board to discuss conceptual plans for a proposed apartment complex. Mr. Keiffer distributed plans to the Board, which had been revised after a meeting with County and local officials. Mr. Keiffer stated that there would be two phases to the proposed development, which would consist of 2 story units.

Mr. Keiffer stated that Pine Trail would be dedicated to the property line, with a turnaround for snowplows. Mr. Keiffer stated that utilities would be dedicated, including storm and sanitary sewers, and water lines, but that the owners would pay for maintenance. Mr. Emerson inquired if the sewers would be privately owned. Mr. Keiffer responded that they would be on public sewers. Mr Keiffer distributed copies of comments made by Mike Schaffron, Village Engineer regarding the project., which were reviewed.

First addressed was storm drainage. Mr. Kieffer stated that presently water left the site underneath the old railroad bed and would stand. A retention pond was discussed, but concern was expressed regarding existing problems with flooding in the Pinehurst area, which could ostensibly make drainage in that area as well as Stonefield Place worse. Scott Shaw, Conifer Development, expressed concern regarding flooding problems and stated that after discussion with their engineer, it was suggested a landscape berm could be utilized to prevent ponding in the area. . Mr. Keiffer stated that the drainage problems were addressed by collecting water in the detention pond, then metering off the pond at a rate that was less than what was currently being employed. Eventually, the drainage would be to the east, but there was no easement in place for this as of the meeting date. Mr. Emerson stated that negotiations were underway with the landowner in question. Mr. Emerson noted that a catch basin was located at the 676 degree line, and the 680 degree line would be the outlet of the pond; he also stated there was a drainage swale in the area. Mr. Keiffer stated he was willing to cooperate with the Village Engineer and neighboring properties to mitigate runoff. Mr. Tobin stated while the Village could voice and opinion regarding the berms and easements, this was a private matter between landowners. Mr. Emerson stated that further discussion with the Village Engineer would be necessary.

Next discussed was the addition of a crosswalk to the are. Mr. Emerson stated that the safety of Pinehurst residents would be improved by adding a crosswalk. Mr. Keiffer stated installing a crosswalk would pose no problem. Jackie Masciangelo stated a general concern for Pinehurst residents , that the apartment complex would be a big adjustment. Installing stop signs, speed bumps, traffic signals, and straightening sidewalks were also discussed. Also discussed were streetlights in the area; Mr. Kieffer stated he would ensure sufficient lighting in the area.

Next discussed was the traffic study of the area. Mr. Kieffer stated that he was working with the County DOT to in regards to the traffic study when the scope was defined. Chairman Heischman presented a copy of a letter from Monroe County which suggested the three proposed projects in the area coordinate their traffic studies to gauge the full impact.

Building density was next discussed. Mr. Kieffer stated that in their September meeting with the Fire Department, the road configuration was changed to allow for two-way access on the apartment complex streets. Mr. Turner stated that all roads must have a 12'-13' width to accommodate emergency vehicles., with a 16' width on each side of the road to accommodate outriggers. A discussion ensued regarding the topics presented at the September meeting.

Next discussed were greenspace and road configuration. Chairman Heischman expressed concern regarding the complex remaining connected to the community through its configuration. A discussion ensued regarding moving a unit to the end of the development. Discussion centered on topics of reconfiguration alternatives of layouts, individual landscaping, and inclusion of a "Village Green" area. Chairman Hieschman stated plantings and the pond area should be reviewed by the Village Conservation Board. Mr. Kieffer stated the green area around the complex would be maintained.

The design features of the complex were reviewed. Chairman Hieschman stated that reconfiguration would be needed to break up the complex and intersperse with green spaces, and to move green spaces into living areas. Chairman Heischman asked if there were any comments from the assembled regarding the project.

BOB BATES, CONIFER DEVELOPMENT

Mr. Bates stated that he wished to go on record supporting the development. He stated that he understood the Village had concerns but that this was a worthwhile project and suggested the Village consider this as such.

SEQR REVIEW

Motion by Earl Fontaine, seconded by Tom Judd 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 George Kaleh and FRA Engineering.

Motion carried.

Discussed as SEQR topics were : Growth of the neighborhood; possible capital expenditures due to increased demand for services, schools, ambulance, and fire protection; land banking for parking; the pond with an island/peninsula configuration; relocation of dumpsters; traffic study; phasing and timeline of project; drainage and groundwater. Chairman Heischman stated the project had a potential large impact, but that it could be mitigated by design features. Mr. Hoffman stated that it should be determined if the property in question was in the Agricultural zone.

After review, Chairman Heischman stated there would be a potential large impact, and that further information in the form of a DEIS would be necessary. Mr. Kieffer stated that all the areas in which there were questions could be mitigated by design and engineering, without a formal DEIS filing. Mr. Tobin stated it would be up the discretion of the Board to decide if documentation submitted would constitute a DEIS.

Areas of concern were:

- Archeological concerns
- Transportation
- Noise
- Growth and effect on neighborhood character
- Increase in population
- Capital expenses
- Increase in services
- Increased community integration and design features.

Mr. Keiffer stated the issues would be addressed at future meetings, and that they would provide documentation to mitigate the areas of concern.

The public hearing was left open.

INFORMAL DISCUSSION : DRIVEWAY RECONFIGURATION : 250 EAST STREET: SOUTHCO

Steve Kulp and Mark Eggleston, of Southco, Inc. approached the Board with plans for a reconfiguration of an existing driveway at the Southco plant. Mr. Eggleston stated the new driveway would aid in increasing plant efficiency as they undergo a streamlining process. Mr. Kulp stated that the new driveway would decrease logistical problems, would be used for trucks only, and would add no additional traffic to East Street. The new driveway would be internally used only.

Chairman Hieschman asked for an approximate estimate of how many trucks would be using the driveway during peak times. Applicants will return at a later date for a formal hearing with complete site plans.

OTHER BUSINESS

The Board requested that follow up with M&T Bank be carried out, in regards to the lighting. Mr. Turner stated he had spoken to Tom Van Hall regarding the lighting issue, and that the bank would be on the agenda for next month's meeting.

ADJOURN

Motion by John Hoffman, seconded by Tom Judd to adjourn the meeting at 10:30 p.m.

Motion carried.

Meeting adjourned.

Respectfully submitted,

*Sheila Coleman
Planning Board Secretary*