

VILLAGE OF HONEOYE FALLS PLANNING BOARD

January 7, 2002

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

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Code Enforcement Officer; Ray Rahmlow, HF-L Sports Boosters; Eric and Roland Lyle; Beth and Joe Bellanca; Don Avery, Bill Edwards, Ben Kendig, Honeoye Partners, LLC; Joe Cooley; Bob Bender, Mike Hyman, M&T Bank; John Page; Bob Winans; Steve Kulp, Southco, Inc.; Bill Bellingham, Tim Nau, Graver Technologies.

Chairman Hieschman called the regular meeting of the Planning Board to order at 7:17 p.m.

**SPECIAL PRESENTATION : HONEOYE FALLS-LIMA SPORTS BOOSTER SIGNS :
RAHMLOW**

Ray Rahmlow, HF-L Sprits Boosters approached the Board with plans to install signs which would display information about the school sports teams championships. Mr. Rahmlow explained he was referred to the Planning Board by the Village Board of Trustees.

Mr. Rahmlow explained the Sports Boosters wished to purchase 5 signs to be placed at various points around the Village which would state "Home of the HF-L Champions" in the school's colors. Mr. Rahmlow stated he had discussed placement of these signs on poles with Greg Emerson, Village DPW. Chairman Heischman inquired why the signs should be placed only in the Village, and not district-wide. Concern was expressed regarding perceived favoritism for the Village over other towns and villages in the district. Mr. Rahmlow replied that the schools were located within the Village, and that the reduced speed limit in the Village would make them more visible. Mr. Judd stated that he felt it was a poor idea, as the district encompassed three different areas, and it would be unfair to single out the Village for sign placement. Mr. Hoffman noted that the Board had denied placement of other signs, including Rotary.

Chairman Hieschman suggested that the signs be placed at the entrance of the schools rather than in the various municipalities. Logistics of placement were discussed, and Mr. Rahmlow thanked the Board for their direction in this matter.

PUBLIC HEARING : SUBDIVISION APPRIOVAL : 60 MONROE STREET : LYLE

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

Eric Lyle, property owner at 60 Monroe Street approached the Board with plans to subdivide his property, located at the corner of Monroe and High Streets. Mr. Lyle stated he wished to subdivide the property into two lots. Currently a dwelling exist on each lot; the subdivision would allow Mr. Lyle to sell the High Street parcel separately. Mr. Lyle described improvements to the High Street dwelling which brought it into compliance with building code, including upgrading the living space to 1400 square feet.

Chairman Heischman inquired about utilities. Mr. Lyle stated that there were two separate sewer connections, and that the other utilities were not buried to what would be parcel A. After review of the map, Chairman Heischman stated that Mr. Lyle would need to go before the Zoning Board of Appeals for an area variance for rear setbacks. Mr. Tobin stated that the Board could not approve the subdivision until the accessory apartment was found to meet code standards for residential dwellings, and that there was a final inspection for separate sewer connections verified by the DPW or Building Dept. Mr. Turner stead he would do the final inspection for sewer connections. Chairman Heischman stated that a new survey map would need to be submitted that would meet Monroe County filing requirements. Mr. Tobin stated a short form EAF would need to be filed and reviewed by the Board.

The public hearing was left open.

PUBLIC HEARING : SITE PLAN REVIEW : NEW HOME : 85 EAST STREET : BELLANCA

Chairman Heischman opened the public hearing at 7:48 p.m.

Mr. and Mrs. Bellanca approached the Board with plans to build a new home on vacant land at 85 East Street. The Board reviewed comments from Monroe County Department of Planning and Development regarding the proposed project. The Board also reviewed comments from Village Engineer Mike Schaffron.

The Board reviewed the plans which the Bellancas had brought to the meeting. Several inconsistencies and omissions were noted by the Board in regards to elevations and setbacks. Mr. Fontaine inquired as to access to a drainage swale that was located between elevation line 667 and 666. Mr. Bellanca replied that the house would sit above the swale, and that he planned to grade around the area.

Chairman Heischman stated that a corrected map would need to be submitted before further review could take place., including corrections to setbacks, elevations, as well as a utility map, sewer laterals located and shown, building materials and trim illustrated, the driveway shown and concerns of the County and Village Engineer addressed. The site plan approval process was discussed with the applicants and they were reminded to keep in character with the neighborhood and harmonize with existing structures.

The public hearing was left open.

DISCUSSION : LIGHTING CHANGES : M&T BANK: 28 NORTH MAIN STREET

Bob Bender and Mike Hyman, representing M&T Bank approached the board to discuss lighting changes at the Bank. The Board reviewed and discussed specific changes to the lighting plan at the bank, which had been under review for a year's time. Primary concerns for the bank included safety for the night depository, safety for employees and compliance with the New York State ATM Lighting Act. Concerns expressed by Board members included over lighting and intrusive lighting of the area. The bank agreed to decreased wattage in some fixtures, lowering pole heights in other fixtures, and removal of an old pole light. The changes presented to the board should be in effect by April 15, 2002.

CON'T. PUBLIC HEARING : SITE PLAN REVIEW : RENOVATIONS: 58 NORTH MAIN STREET : KENDIG/EDWARDS

John Page, Bero Associates, approached the Board with Mr. Kendig and Mr. Edwards to present plans for renovations to the building at 58 North Main Street. Mr. Page informed the Board that Phase I of the project would include renovations of 10,000 square feet to the north building and the building to the south. Mr. Page stated that the connecting building had been removed and the intent was to build on the existing character of the building in doing the renovations.

Vehicle access was discussed. Mr. Page stated the buildings would be oriented toward Maplewood Avenue, with a service entrance along the back of the building. A pedestrian walkway would connect the two buildings ,with an open "wintergarden" area in between.

The Board reviewed the elevation drawings. Three different drawings for elevation options were reviewed. A discussion ensued amongst the Board and Mr. Page regarding potential lighting fixtures, potential noise problems, and potential businesses to be located in the building. Mr. Edwards stated potential tenants might include a chiropractor, massage therapist, digital photo lab and a bakery. Village resident Joe Cooley expressed concern for tasteful signage .

Chairman Heischman stated the parking situation needed to be addressed. Comments from the Village Engineer were reviewed. A discussion regarding the deficit of parking spaces needed to meet Village code ensued. Mr. Tobin stated that the site plan did not provide for adequate parking spaces. Options such

as shared parking, obtaining a right-of-way from the State, and a written agreement from neighboring businesses were discussed. Specific parking requirements for various uses was reviewed. Mr. Tobin stated that a variance from the Zoning Board of Appeals would be needed in order to proceed. Chairman Heischman stated that the Planning Board would send a letter supporting the variance application to the Zoning Board. Mr. Tobin further instructed the applicants to submit a Long Form EAF, as the renovations would represent a Type I Action. Applicants were provided copies of the engineering report, as well as comments from Monroe County Department of Planning & Development and Honeoye Falls Fire Department.

The public hearing was left open.

PUBLIC HEARING : SITE PLAN REVIEW : INDUSTRIAL RENOVATIONS: 250 EAST STREET : SOUTHCO

Steve Kulp and Bob Winans, Southco, Inc. approached the Board to discuss renovations and reconfiguration of Southco driveways and loading docks. Applicants reviewed comments from Monroe County Department of Planning & Development and the Village Engineer regarding the project. Discussion of comments regarding a culvert not shown on the plans ensued; Mr. Tobin stated all culverts must be shown on the site plan. Mr. Winans stated he had discussed the drainage plan with the Village Engineer, and a new storm sewer would be installed to follow with an existing swale, and use an existing catch basin or install a new one if an upgrade were needed for increased size.

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

ACTION ON THE PUBLIC HEARING ITEM

SEQR REVIEW

Motion by Ton Judd, seconded by Betsy Taylor 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 Southco, Inc._.

Motion carried.

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

WHEREAS, Southco, Inc. has prepared a Short Environmental Assessment Form for industrial renovations at their 250 East Street facility; AND

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

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

Motion duly adopted.

Mr. Hoffman inquired if the light poles in front of the building would be taller than the trees located there. Mr. Kulp stated they would not; he stated specific pole heights would be shown on the revised plans.

Motion by Betsy Taylor, seconded by Earll Fontaine to grant site plan approval to Southco, Inc. for industrial renovations to their East Street location, pursuant to plans submitted, contingent upon the following:

1. Revised site plans shall be submitted, which show lighting plans for the project
2. The revised plans shall be subject to review and approval of the Village Engineer.

Motion carried.

CONTINUATION OF PUBLIC HEARING : PINEHURST APARTMENTS : KALEH

Comments from Monroe County, HFFD and the Soil Conservation District were reviewed. Mr. Bob Kieffer approached the board for an architectural review of the project. The Board reviewed changes to the configuration due to accessibility. Mr. Kieffer pointed out that all entrances were now located off sidewalks. Chairman Hieschman expressed concern regarding blank facades on some buildings, and stated she was not happy with the wall to window proportions.

Chairman Heischman noted that current plans represented 35% impervious surfaces. A discussion ensued regarding alternating one-story with two-story buildings. Mr. Turner stated that according to code, additional one-story buildings could be built. Mr. Kieffer stated that different formations could be employed in alternating the buildings.

Chairman Heischman suggested that the applicants view developments such as the Villager to see existing approved design configurations. She suggested pencil sketches while the project was under the review process to avoid unnecessary expense. Mr. Kieffer stated that while he wished to maintain Village character through design features, significantly departing from the plan was not what the developer had in mind. Mr. Hoffman suggested that Mr. Kieffer bring elevations of the garages and individual units to the next meeting. Also discussed were landscaping plans near the pond area.

The public hearing was left open.

SITE PLAN MODIFICATION: POND AREA: 300 WEST MAIN STREET : GRAVER TECHNOLOGIES

Tim Nau and Bill Bellingham, Graver Technologies, approached the Board with modifications to their site plan previously approved by the Board. The modification would consist of changes to the pond area in the industrial complex, including installing an emergency spillway. The proposed modifications would fix flooding problems in the area. Mr. Nau stated that Village Engineer Mike Schaffron had reviewed the proposed changes. Mr. Nau stated that problems with the earthwork had led to changed in the drainage plans. Chiamrna Heischman inquired as to plantings in the pond are. Mr. Bellingham stated they would be natural and the area would not me mowed.

Motion by Tom Judd, seconded by Betsy Taylor to grant site plan modification approval to Graver Technologies for revisions to their industrial renovation and expansion plan to their West Main Street location, pursuant to plans submitted, contingent upon approval of the as-built drawings.

Motion carried.

APPROVE CALENDAR 2002-2003

The Board reviewed and approved the Planning Board meeting calendar for the year 2002.

ADJOURN

Motion by Earl 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*

