

VILLAGE OF HONEOYE FALLS PLANNING BOARD

April 1, 2002

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

ALSO PRESENT: Gerald Semmel; Trey Talbot; Tod Smith; Mr. and Mrs. Terrance and Judy Baumer and attorney.

Chairman Heischman called the regular meeting of the Planning Board to order at 7:37 p.m.

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

Chairman Heischman opened the public hearing at 7:38 p.m.

Mr. Semmel approached the Board to discuss plans to add on to his Monroe Street garage. Chairman Heischman noted that Mr. Semmel had approached the Board for site plan review for the same project last year, and inquired if Mr. Semmel had received a variance form the Zoning Board for setbacks at that time. Mr. Semmel stated that he had not pursued the zoning variance at the time due to restrictions made to his plans by the Planning Board regarding windows on the addition. Chairman Heischman stated that the size of the proposed structure would mitigate the use of windows to maintain Village character in the neighborhood. Mr. Semmel stated that this plan submitted would have stationary windows to match those on the existing garage. The Board agreed that the submitted windows, evenly spaced, were acceptable.

Mr. Fontaine inquired if the garage were to be used for a business; Mr. Semmel stated it was to be for storage of his personal vehicles. Chairman Heischman inquired as to the type of siding and trim to be used; Mr. Semmel stated siding removed from the back of the garage would be used to side the addition, or new siding would be purchased to match existing. Mr. Semmel stated that trim would match existing also. A discussion ensued regarding the pitch of the roof gable. Mr. Semmel stated it would match that on the existing garage. Chairman Heischman inquired as to access to the addition. Mr. Semmel stated that access would be through the back of the existing garage, with a side door exiting to his patio.

Chairman Heischman stated that the Board could not grant site plan approval for the application until Mr. Semmel had done the following:

- Received a variance from the Zoning Board of Appeals for setbacks.
- Submitted revised drawings showing elevations, trim, roof pitch, and the location and spacing of the windows.

Chairman Hieschman instructed Mr. Semmel to return to the Planning Board when these had been completed.

The public hearing was left open.

PUBLIC HEARING : SITE PLAN REVIEW : ADDITION : 67 PAPERMILL STREET : TALBOT

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

Mr. Talbot reviewed plans for a 21x22 sf addition with full basement underneath to his Papermill Street home. Mr. Talbot presented the Board with photos showing the property and dwelling, and where the proposed addition would be located along the back of the house. Mr. Talbot stated that he wished to keep with the existing style of the house.

A discussion of windows in the proposed addition ensued. Mr. Hoffman inquired as to whether or not the windows would be shuttered. Mr. Talbot replied they would not, as they would be located at the back of the house. Chairman Heischman inquired to the horizontal window shown on the plans. Mr. Talbot stated it was the same size, color and style as the other windows, just oriented sideways to allow more natural light. Chairman Heischman suggested fencing off the tree near the construction area. Mr. Talbot stated that he would try to avoid harming the tree.

Mr. Tobin asked the applicant for clarification regarding setbacks. Mr. Talbot explained the calculations for setbacks for the house and addition, as well as clarified the setbacks on the survey map. Mr. Talbot explained that any dirt excavated from the site would be hauled away.

Chairman Heischman inquired if there were any comment from the assembled. 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 Earl Fontaine to grant site plan approval to Trey Talbot for an addition to his 67 Papermill Street home, pursuant to plans received, with the stipulation that the tree in front be protected during construction.

Motion carried.

PUBLIC HEARING : SITE PLAN APPROVAL : GARAGE/BARN : 21 YORK STREET: SMITH

Mr. Smith approached the Board with plans for a proposed barn/ garage to be located at his 21 York Street residence. Mr. Smith stated that the barn would be used for a workshop, storage of personal items as well as for vehicles. Mr. Smith had appeared before the Board for site plan review of this project in 2001. Mr. Smith stated he had lowered the height of the building to 20'. Mr. Tobin expressed concern regarding the size of the proposed structure, saying that the proposed 1500 sf building would almost be double in size of the house.

Mr. Tobin inquired as to how many vehicles would be stored in or at the barn at one time. Mr. Smith replied that there would be no more than 4 vehicles at this point, but that he might possibly obtain additional vehicles, as his hobby was collecting classic cars. Chairman Heischman informed Mr. Smith that according to Village regulations any vehicle that was not driveable must be housed, or the site could be classified as a junkyard. Mr. Tobin stated that a survey map showing the staked location of the garage would be necessary for approval.

Chairman Heischman inquired as to the type of siding to be used. Mr. Smith stated that vertical or board-and-batten siding would be used, and that trim would be dependant on the type of siding used. A discussion of the use of wood trim with vinyl siding ensued. Mr. Hoffman noted that the garage would be far enough away from the road that it would not be easily visible. Ms. Taylor noted a change to the original drawings, from carriage house-type doors to overhead doors.

Mr. Tobin inquired as to what type of work would take place within the barn; whether there would be such things as exhaust fans or elevated noise levels, and whether Mr. Smith intended to use the building as a restoring business with sales of the restored vehicles. Mr. Smith responded that it was his intent to restore and possibly sell the vehicles privately, but not as a commercial enterprise. Mr. Tobin stated that the intent was to protect the Village and neighborhood residents from possible unwanted activity. Mr. Tobin stated he was reluctant that approval should be given for a structure that was twice as large as the house for a "hobby", noting that the house was 26'-27' in height and the proposed barn would be 24' in height. Mr. Tobin expressed concern that this structure would not fit in with the Village streetscape. Mr. Tobin suggested that Mr. Smith reduce the size of his garage in order to allow neighbors to continue to live harmoniously.

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

ACTION ON THE PUBLIC HEARING ITEM

Mr. Smith was encouraged by the Board to move the location over so it would not be so close to the lot line.

Motion by John Hoffman, seconded by Earll Fontaine to grant site plan approval to Tod Smith for a new barn to be built at his 21 York Street residence, pursuant to plans submitted by the applicant, with the following contingencies:

1. The applicant will submit a new survey map showing the footprint of the proposed barn.

Motion carried.

INFORMAL DISCUSSION : RESIDENTIAL DEVELOPMENT : LEHIGH STREET : BAUMER

Mr. & Mrs. Baumer approached the Board to discuss development of their Lehigh Street property into a residential development. Mr. Tobin asked that he be recused from the discussion, as the Baumers were friends of his, and he had represented them in the past in various legal matters, and there was a potential for a conflict of interest.

Chairman Heischman pointed out that any development in this area would require subdivision of the property into a 5-lot subdivision of separate lots in order to comply with zoning regulations. A discussion ensued regarding various configurations for a possible subdivision, including a "flag lot" configuration. Frontage requirements were also discussed.

Mrs. Baumer inquired if a homeowner's association-type development would be allowed. Chairman Heischman stated this would not relieve the applicants of frontage requirements. Chairman Heischman also pointed out that new Village roads cannot be cul-de-sacs. Lot widths, open space requirements and zoning requirements were also discussed.

APPROVE MINUTES

Motion by John Hoffman , seconded by Earll Fontaine to approve the minutes of November 5, 2001 as submitted.

Motion carried

Motion by Betsy Taylor , seconded by Earll Fontaine to approve the minutes of December 3, 2001 as amended.

Motion carried.

Motion by John Hoffman , seconded by Earll Fontaine to approve the minutes of January 3, 2002 as amended.

Motion carried

OTHER BUSINESS

The Board discussed the need to meet in a special session to discuss rezoning the south side of West Main Street, as well as lighting issues and the parking problem on North Main Street.

A special session was scheduled for April 29, 2002.

ADJOURN

Motion by Earll Fontaine, seconded by John Hoffman to adjourn the meeting at 10:50 p.m.
Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila Coleman
Planning Board Secretary*