

**VILLAGE OF HONOEYE FALLS PLANNING BOARD**

**July 1, 2002**

**MEMBERS PPRESENT:** Denise Heischman, Chair   **MEMBERS EXCUSED:** John Hoffman  
Tom Judd  
Betsy Taylor  
Earll Fontaine

**ALSO PRESENT:** Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Greg Emerson, Village DPW; Michael Schaffron, Village Engineer; Steve and Marlene Marchase; Al Haas; Margot Devincencis; Bob Barrett; Larry Cranmer; David & Patty Neuman; Penny Esel, Mark IV; Dave Premo, David Baroitot, Neil Musshafer, Sunoco Oil Company; Richard & Joan Havilland; Brad & Joyce Rivers; Patricia Meehan; John August, David Dworkin, Monroe Village Associates; Gary Smith, Parrone & Associates; Jerry Goldman, attorney.

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

**PUBLIC HEARING : SITE PLAN REVIEW : PORCH : 132 EAST STREET : MARCHASE**

Chairman Heischman opened the public hearing at 7:32 p.m.

Mr. & Mrs. Marchase approached the Board to explain plans for the addition of a wraparound front porch to their East Street home. Mr. Marchase explained that the porch would extend 8 feet from the house, to be constructed of 4x4 vinyl material. Chairman Heischman inquired if there would be any overhang; Mr. Marchase explained that there would be a 1" overhang. Chairman Heischman stated that the overhang should be noted on the plans, as well as what treatment would be used below the porch. Mrs. Marchase stated that the area below the porch would definitely be enclosed with lattice or decorative wood or vinyl trim all around.

Chairman Hieschman inquired if there were any comment from the assembled. As none were noted, the public hearing was closed at 7:40 p.m.

**ACTION ON THE PUBLIC HEARING ITEM**

Motion by Betsy Taylor, seconded by Tom Judd to grant site plan approval to Steve and Marlene Marchase for a porch to be built at their 132 East Street home pursuant to plans revised at the meeting.

Motion carried.

**PUBLIC HEARING : SITE PLAN REVIEW : POLE BARN : 97 MONROE STREET : HAAS**

Chairman Heischman opened the public hearing at 7:43 p.m.

Mr. Haas approached the Board to discuss plans for a pole barn to be built at his 97 Monroe Street home. Mr. Haas noted to the Board the proposed barn would be vinyl sided with an overhead door, and a shingled roof to match the house. Mr. Haas stated that the barn would not be visible from the road, and that much of the open space of the area would remain. Mr. Haas stated that the purpose of the barn would be storage, and that the barn would be uninsulated and unheated.

Chairman Heischman inquired if Mr. Haas planned to use lighting on the exterior of the building. Mr. Haas stated he would use a residential-type light on a timer.

Chairman Hieschman inquired if there were any comment from the assembled. As none were noted, the public hearing was closed at 7:45 p.m.

#### ACTION ON THE PUBLIC HEARING ITEM

Motion by Tom Judd, seconded by Betsy Taylor to grant site plan approval to Al Haas for a pole barn to be built at his 97 Monroe Street residence, pursuant to plans received.

Motion carried.

#### **PUBLIC HEARING : SITE PLAN REVIEW : ADDITION : 94 HYDE PARK : DEVINCENCIS**

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

Bob Barrett, builder for the applicant approached the Board to discuss a proposed addition to the Devincensis residence. Mr. Barrett explained that the roof pitch of the addition would match that of the existing house. The Board reviewed windows for the proposed addition. Mr. Barrett stated he would attempt to save the existing window on the side of the house. Mr. Barrett stated that siding and trim would match existing.

Chairman Heischman inquired as to what would be used for a foundation; Mr. Barrett stated that cement block would be used. Mr. Barrett produced engineering documentation for floodplain certification for the addition. Mr. Barrett stated that the addition would have a base elevation of between 620 and 628; Mr. Tobin stated this would exceed requirements and would be acceptable.

Chairman Hieschman inquired if there were any comment from the assembled. As none were noted, the public hearing was closed at 7:50 p.m.

#### ACTION ON THE PUBLIC HEARING ITEM

Motion by Betsy Taylor, seconded by Tom Judd to grant site plan approval to Margot Devincencis for an addition to her 94 Hyde Park residence, pursuant to plans received.

Motion carried.

#### **INFORMAL DISCUSSION : PROPOSED NEW HOME : 17 HIGH STREET : CRANMER**

Mr. Cranmer approached the Board to discuss a possible new home to be built near his 17 High Street business. Mr. Tobin and the Board advised Mr. Cranmer on various procedures which would be necessary in pursuing the proposed new home, including site plan review, zoning variance application process, subdivision procedures, Lot & Bulk requirements, setbacks, and other Village regulations. Mr. Cranmer was advised to meet minimum, square footage requirements or apply for a variance with the Zoning Board of Appeals.

#### **PUBLIC HEARING : SITE PLAN REVIEW : ADDITION : 41 MAPLEWOOD AVENUE : NEUMAN**

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

The Board reviewed plans for a two-story addition to the Neuman residence. Mr. Neuman stated that there would be a 5'x10' deck off the back of the addition that would mirror an existing deck. A discussion ensued regarding the type of siding to be used; Chairman Heischman stated that siding should match that on the existing house.

Mr. Neuman stated that he also planned to build a 3-bay garage/carriage house, but that this project was not part of this application. Mr. Tobin noted that the Neumans owned two adjacent lots that were not merged; he stated that as the lots had not been merged, a 3' setback would have to be observed.

Chairman Heischman inquired if there were any comment from the assembled. As none were noted, the public hearing was closed at 8:26 p.m.

**ACTION ON THE PUBLIC HEARING ITEM**

Motion by Tom Judd, seconded by Betsy Taylor to grant site plan approval to David and Patricia Neuman for an addition to their 47 Maplewood Avenue residence pursuant to plans received.

Motion carried.

**SITE PLAN REVISION : 10 CARRAIGE STREET : GENERAL MOTORS**

Mr. Turner approached the Board with a request from General Motors to substitute Bradford pear trees for the 22 locust trees shown on their site plan along the driveway. Mr. Tobin stated that a representative from General Motors should put the request in writing. Chairman Heischman stated that the Conservation Board should review the proposed changes and relay their comments to the Board.

Motion by Betsy Taylor, seconded by Tom Judd to grant site plan modification to General Motors for substitution of street trees.

Motion carried.

**INFORMAL DISCUSSION : PARKING LOT EXPANSION : 40 NORTH MAIN STREET : SUNOCO**

Mr. Premo, Mr. Baritot, and Mr. Musshafer approached the Board to discuss using the vacant lot located next to the A-Plus store, owned by Sunoco, as an expanded parking lot. Mr. Tobin stated that a zoning variance would be needed; that a resubdivision of the property would be needed to incorporate the proposed parking lot into the A-Plus lot; and that the proposed use was nonconforming. Mr. Tobin stated that a non-conforming lot would be created through that process.

**DEIS APPLICATION REVIEW : VILLAGE SQUARE PROJECT : MONROE VILLAGE ASSOCIATES**

Mssrs. Dworkin, August, Smith and Goldman approached the Board to review the DEIS application for the Village Square project, to be located on West Main Street. Mr. Dworkin explained that the property was now part of a COMIDA project and explained the County procedures for such.

Sewers for the proposed project were discussed. Mr. August stated that the applicants were in the process of acquiring a permanent easement from Gleason to allow for a sewer line to cross through their property. This would take the sewer line through property in the Town of Mendon. Mr. Emerson stated this would not be possible, as Village sanitary sewer extensions may not extend outside of Village limits. Mr. August inquired if this property could be donated and annexed to the Village. The property in question is a 20' strip adjacent to the Village line. Mr. Emerson stated that this would solve the problem of sanitary sewer extensions, but would have to be approved by the Village Board of Trustees prior to any work.

The Board noted that several appendices from the DEIS were missing in their copies; Mr. Smith replied that once the DEIS had been accepted by the Board, a complete version would be filed. The Board reviewed traffic studies submitted by the applicants. The possibility of a traffic signal at the intersection of Pine Trail and West Main street was discussed. Mr. Schaffron inquired when the applicants would develop the Master Plan for the park area, as the guidelines submitted were somewhat vague. He recommended that the timeline be more definitive. Mr. Goldman stated that the Master Plan recommendation was premature, as it was not part of the DEIS submission. A discussion ensued between Mr. Schaffron and Mr. Goldman regarding this. Mr. Tobin stated that open disclosure to the public was necessary in this matter, and that a timeline would be necessary to be submitted. Mr. Goldman stated that he was uncomfortable with a

timeline, but would rather say the park areas would be developed after Phase I was completed. Further discussion of the park development as tied to Phase development ensued. After much discussion revolving around potential scenarios for the park development, Chairman Heischman stated that as this issue was addressed in the DEIS, would the applicants then agree that this was the plan for this area. Mr. Goldman stated that the submission should be considered as an overall concept plan. Mr. Schaffron suggested that plans for the park area should be completed by the end of Tier I development. Preliminary plans for the park will be submitted by the end of Phase I development. Actual construction of the Village Green park area will be completed when the square foot equivalent of Tier IA, and /or 1B is constructed.

Construction concerns were next discussed. Chairman Heischman expressed concern regarding truck traffic through the Village and suggested that large haulers be routed in an alternate route rather than through the Village. Also discussed were possibilities for noise abatement and screening during construction. Chairman Heischman suggested that treelines be kept intact to provide additional screening and noise abatement to residential areas.

Mr. Tobin noted that sketch plan for Figure 3.2 and the site plan were inconsistent. He suggested that the applicants finalize their submission and move on to the public comment phase of the submission process. He noted that the extension of the sanitary sewer line outside Village lines was a problem, but that in the findings phase of the process a solution might be found. He stated the applicants should return to the August meeting and get the Notice of Completion filed.

#### **ADJOURN**

Motion by Betsy Taylor, seconded by Tom Judd to Adjourn the meeting at 10:50 p.m.  
Motion carried, meeting adjourned.

*Respectfully submitted,*

*Sheila Coleman*