

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

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Michael Schaffron, Village Engineer; Richard Rosen, Mark IV; Jay Harris Maxwell, Hanlon Architects; Mike Sponable, Scott Shaw, Conifer Development; Norbert Hausner, Norbert Hausner Architects; Ben Kendig, Bill Edwards, Honeoye Falls Partners; David Levey, Nixon Pebody; John Stapleton, Parrone & Associates; Tom & Renee Tenney, Cosmo's Tavern; Gary Smith, Parrone & Associates; John August & David Dworkin, Monroe Village Associates; Jerry Goldman, Fix Spindleman Brovitz et al.

Chairman Heischman called the regular meeting of the Planning Board to order at 7:36.

SITE PLAN REVIEW : NEW HOME : LOT 1, CLOVER MEADOWS ; ROSEN

Mr. Rosen approached the Board with plans for a new home, a "Cheshire". Chairman Heischman noted that once the house was built Mr. Rosen would have to remove the fence and sign at the lot unless the owner wanted to apply for a variance with the Zoning Board of Appeals.

The Board reviewed the location of the nearest "Cheshire" model. Mr. Judd noted that the nearest model was across the street from the proposed house. Chairman Heischman stated that that would be a problem as it was decided early on in the planning process for the subdivision that there would not be two of the same model houses across the street from one another. Chairman Heischman reiterated that this was important, as the proposed house was at the entrance of the subdivision.

Several amendments and changes to the house were proposed by Mr. Rosen, including changes to the window design, the use of brick rather than siding, and changes to the design of the entry door. Mr. Rosen stated that he would return amended plans to the Board.

PUBLIC HEARING : SITE PLAN REVIEW : 3 BRIGHAM CIRCLE : ADDITION : HARVEY

Jay Harris Maxwell, architect for the applicants approached the Board to discuss plans for a residential addition. Mr. Harris Maxwell stated that the homeowners wished to add 682 square feet to their house to be used for a rec room and additional storage. Mr. Harris Maxwell noted that windows would remain the same with the exception of the bathroom window which would be slightly modified. Mr. Harris Maxwell stated that materials used for trim, siding, and overhangs would match those of the existing house.

Chairman Heischman inquired if there were any comments from the assembled. 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 Tom Judd to grant site plan approval for a residential addition at 3 Brigham Circle, pursuant to plans received May 21, 2002.

Motion carried.

CONTINUATION OF PUBLIC HEARING : SITE PLAN REVIEW : CAMERON COURT APARTMENTS : PINE TRAIL : CONIFER DEVELOPMENT

Mike Sponable, Scott Shaw, and Norbert Hausner, approached the Board with revised plans for the Cameron Court apartment project. Changes to the plans included the parking area pulled back to the same line as the façade and land banking for future parking. Alternate configurations for the site were reviewed. A discussion ensued regarding where the “front” of the building was located, with the applicants stating that the front of the building would be that part of the building which ran parallel to Pine Trail, and Board members stating the front of the building was that expanse which the entrance was located. Mr. Tobin noted that this would affect setbacks, and stated that calling the front of the building that part which ran parallel to Pine Trail did not meet the intent or spirit of the law in regards to setbacks and parking. Further discussion ensued regarding this issue. Mr. Hausner inquired as to setbacks as per the zoning code in relation to their interpretation of the “front” of the building, stating that it was intended to use the “front” (Pine Trail frontage) setbacks as driveways, and that it was intended to have no parking between the building and the street. A discussion ensued regarding front setbacks on the parcel. Mr. Hausner stated that the main entrance should be accessible to the parking area. Mr. Hausner stated that the driveway and parking area would be buffered with landscaping. The Board reviewed again alternative configurations for the project. Square footage requirements for individual apartments were reviewed.

After much discussion, regarding what could be called the “front” of the parcel, Mr. Tobin informed the Board that according to Village Code Section 190-6, the applicants were correct in their definition of “front” of the parcel, so their configuration was acceptable. Chairman Hieschman stated it was the preference of the Board that landscaping be used to mitigate the effect on the neighborhood from the parking lot, and that berms not be used. The landscaping plans were reviewed, which showed a mixture of deciduous and conifer trees to be planted.

Lighting plans were reviewed by the Board. Mr. Hausner stated that 15’ poles with pillbox-type lights would be used in the parking lot, and gave details of specific fixtures to be used on the building. Chairman Heischman cautioned against light spillage from pole lights. Chairman Hieschman brought up the subject of a traffic light at the intersection of Pine Trail and West Main Street. Mr. Sponable stated that according to Brent Penworden and the NY State DOT, a light was not seeded at this time. Chairman Heischman explained that due to increased development in this area, a traffic light would be necessary at some point in the next 5 to 6 years. Mr. Shaw stated that Conifer would be contributing to the cost of the traffic light as property owners.

Signage for the complex was reviewed. Mr. Shaw stated a local vendor would be providing the sign. Mr. Hoffman discussed lighting on the sign with the applicants. Chairman Heischman stated the next step would be to provide landscaping plans, architectural drawings and grading elevation plans. Mr. Hausner stated that they were looking for conditional or conceptual approval at the meeting so that financing could proceed. A discussion ensued amongst the Board regarding conceptual approval. Mr. Tobin stated a conceptual approval would be acceptable.

Motion by Tom Judd, seconded by Betsy Taylor to grant conceptual approval to Conifer Development LLC for the Cameron Court Apartment complex pursuant to plans submitted.

Motion carried.

The public hearing was left open.

INFORMAL DISCUSSION: 58 NORTH MAIN STREET : PROPOSED DRIVE THROUGH ATM : KENDIG

Mssrs. Kendig, Edwards, Levey and Stapleton approached the Board to discuss plans for a possible drive-through ATM to be located on the corner of North Main Street and Maplewood Avenue. Mr. Kendig stated the purpose of the discussion was to solicit feedback for the project.

After much discussion, the following concerns were voiced by the Board in regards to the project.

LIGHTING

The facility would be lit 24- hours a day. ATM lighting codes in New York State require a certain amount of lighting at ATM machines and this could prove very disruptive to neighbors in the area.

ANCILLARY USE

The ATM would be free-standing and not connected to a bank.

TRAFFIC

Concern was expressed as to traffic at the location for a 24-hour a day facility.

Chairman Heischman stated that the proposed facility would be a disruption to neighbors. She discouraged applicants from proceeding with a formal site plan review application.

INFORMAL DISCUSSION : BUSINESS EXPANSION : 7 WEST MAIN STREET : COSMO'S TAVERN : TENNEY

The owners of Cosmo's Tavern approached the Board to discuss a proposed expansion of the business. Mr. Tenney stated it was his desire to add a second story to the tavern, with banquet and catering facilities. The board reviewed preliminary plans submitted . Chairman Heischman informed the owners that front and back elevation drawings, signage and drainage plans would need to be submitted with a formal application. Mr. Turner stated there would not be a problem with handicapped access according to building codes.

DEIS REVIEW : VILLAGE SQUARE DEVELOPMENT : WEST MAIN STREET (GLEASON PROPERTY)

Mr. August informed the Board that Phase I of the project had been approved for an Empire Zone designation. The Board reviewed concept plans for a new library with areas for expansion. A discussion regarding the proposed location of the library ensued. Mr. August stated that the applicants had been meeting with the Town of Mendon to discuss the library and that an update was needed from the Planning Board in regards to the progress of the development to stay in the running.

A discussion of sanitary sewers ensued. Mr. Smith stated that the applicants were in negotiation with a landowner to obtain an easement to locate the sewer lines within Village boundaries. Mr. Schaffron inquired if all engineering concerns he had noted to the applicants had been addressed by the Board. Chairman Heischman stated they had.

Mr. Smith stated that should the DEIS be accepted as complete at tonight's meeting, a complete copy of the DEIS would be made available to the Village and the Library to keep on file for review. Mr. Tobin stated that the Environmental Notice and Notice of Completion would be filed, and a public hearing scheduled within 60 days of the acceptance. A public hearing was tentatively scheduled for Thursday, September 19th, 2002 at 7:30 p.m. at the Honeoye Falls-Mendon Ambulance facility.

Motion by John Hoffman, seconded by Earl Fontaine to file a notice of completion for the Draft Environmental Impact Statement submitted by Monroe Village Associates, LLC, and to set a public hearing for same on September 19, 2002, at 7:30 p.m. and the Honeoye Falls – Mendon Volunteer Ambulance base.

Motion carried.

The applicants stated that they would apply for preliminary site plan approval concurrently with the DEIS. Mr. Schaffron stated that he did not know what revisions had been done to the earlier plans submitted for site plan approval. Mr. Smith stated he would revise the drawings and resubmit them. Mr. Smith stated the

plans would be basic preliminary plans for Phase I only. A discussion ensued between Mr. Smith and Mr. Schaffron regarding the process for submitting revised plans for site plan review. Mr. Smith stated that the plans would be for roadways, building pods, setbacks, ponds, and other items that would be considered infrastructure and not changeable with tenant development. Mr. Judd reminded the applicants that individual site plan approval would be needed for each new building.

The Board and applicant reviewed the process for the DEIS and site plan reviews. Process for publication and public notification were relayed to applicants.

APPROVE MINUTES

Motion by John Hoffman, seconded by Betsy Taylor to approve the July 2002 minutes as amended.
Motion carried.

ADJOURN

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

Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila B Coleman
Planning Board Secretary*