

VILLAGE OF HONEOYE FALLS

October 7, 2002

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

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Michael Schaffron, Village Engineer; John August, David Dworkin, Monroe Village Associates; Gary Smith, Parrone Engineering; Jerry Goldman, Fix Spindelman, Brovitz; Linda Gardner, Mendon Public Library Board of Trustees; David and Patty Neuman; Richard Rosen, Mark IV; Robert & Diane Wood.

Chairman Heischman called the regular meeting of the Planning Board to order at 7:35 p.m.

**DEIS REVIEW : RESOLUTION : WEST MAIN STREET PROPERTY :
MONROE VILLAGE ASSOCIATES**

Jerry Goldman, attorney for the applicants, approached the Board to review the DEIS process. Mr. Goldman stated that he would like the Board to consider site plan approval for infrastructure improvements. He stated that no approvals would be sought for buildings at this time, but only for infrastructure schematics. Mr. Goldman stated he understood that the SEQR must be finalized prior to granting any infrastructure approvals.

Chairman Heischman inquired if there were any comments from the assembled regarding the site plan application.

Linda Gardner, Mendon Public Library Board of Trustees

Ms. Gardner stated she had some questions regarding the approvals. She inquired if there was property available for construction, and if zoning had been approved for the site. Mr. Goldman answered that there was property available and that the zoning process was completed, stating that specific buildings could possibly be brought in for approval as soon as early 2003. Chairman Heischman explained the site plan concept to Ms. Gardner, stating the first step would be to reach a finding on the EIS, then a preliminary site plan would be approved, then site plan approval for specific buildings would be reviewed.

Ms. Gardner stated that the Library Board was looking at the Village Square site as a possible location for the new Mendon Library building. Mr. Judd noted that specific issues that would need to be addressed if the library were to locate at that site would be the building size and that this would be a municipal building and ownership would be a

question. Chairman Heischman agreed that the library would have to be located in Tier II according to the MUCLID zoning.

Chairman Heischman inquired if there were any further comments from the assembled. None were noted.

Chairman Heischman next addressed the DEIS resolution. She explained the process by which a public hearing had been held on September 19, 2002, with no public comments heard at that time, and that no written comments had been received during the written comment period.

Chairman Heischman inquired if there were any further comments from the Board. She stated that the only outstanding concern was that of noise. Chairman Heischman reminded the applicants that noise levels were to be kept at 50 decibels (dba). The Board reviewed a chart illustrating the dba of various noises submitted by Mr. Schaffron. Chairman Heischman stated this issue could be revisited during individual site plan reviews if necessary.

The resolution for the approval of the DEIS was read to the assembled:

After extensive review and discussion by the Planning Board of the Draft Environmental Impact statement submitted by Monroe Village Associates, LLC for development of 92.6 ± acres of land on West Main Street, Village of Honeoye Falls, a motion was made by Earl Fontaine, seconded by Betsy Taylor as follows:

The draft environmental impact statement (DEIS) dated February 4, 2002 was revised on May 31, 2002, July 23, 2002, August 5, 2002, and August 22, 2002, and pursuant to requests made by the Planning Board;

A Public Hearing was conducted on September 19, 2002 pursuant to Notice duly given; and the period for comments by the Public to the DEIS was provided prior to the Public Hearing and for ten (10) days after the Public Hearing, and no comments were received from the Public at the Public Hearing or during the comment period.

The Planning Board determines that the completed DEIS satisfactorily and adequately addresses and mitigates all of the significant environmental factors and that the development of the 92.6 acres of land in accordance with the completed DEIS will not have a significant adverse impact on the environment.

Therefore, pursuant to 6 NYCRR Sec. 617.9(a) (5)(b), a Negative Declaration shall be prepared, filed, and published in accordance with Section 6 NYCRR Sec. 617.12, and the Monroe Village Associates project for development of 92.6 acres of land on West Main Street, Village of Honeoye Falls, shall be developed in accordance with the completed DEIS and site plans to be approved by the Planning Board.

Motion by Earll Fontaine, seconded by Betsy Taylor to adopt the Draft Environmental Impact Statement submitted by Monroe Village Associates for the West Main Street property (formerly known as the Gleason Property).

Motion carried and duly adopted.

The Board next reviewed the application for site plan approval for infrastructure improvements in the Phase I. Comments from the Monroe County Planning Department were reviewed with Mr. Schaffron. Mr. Goldman noted that comments 1 & 2 were standard referral comments, and that the rest of the comments were from Brent Penwarden at the Department of Transportation. Mr. Smith stated that the plans given to Mr. Schaffron were more finalized than those given to the County. The Board and applicants reviewed the revised plans brought to the meeting by Mr. Smith.

Mr. Tobin stated that the plans brought to the meeting tonight would require further review by the Planning Board, Village Engineer and Monroe County before any approvals could be granted. Chairman Heischman stated that plans should also be forwarded to the Conservation Board, Fire Department and Village DPW for review. Chairman Heischman stated that a workshop session with Niagara Mohawk was scheduled for October 25th. Applicants were instructed to return to the next meeting after submission of the most recent version of their plans.

The public hearing was left open.

PUBLIC HEARING : SITE PLAN REVIEW :GARAGE : 41 MAPLEWOOD : NEUMAN

The public hearing was opened at 8:30 p.m.

The Board and applicants reviewed plans for a new two-story garage to be built at their 41 Maplewood Avenue residence. Mr. Neuman explained that the old garage would be demolished and a new 30'x22' one would be built. Mr. Neuman noted the addition of new property to the back of his lot due to a resubdivision.

Chairman Heischman inquired as to plans for the second story of the garage. Mr. Neuman stated that it would be used as loft and storage area. The Board reviewed the elevation drawings for the proposed garage. Chairman Heischman recommended that the Neumans should thoroughly fence of the large tree near the proposed garage to the dripline during construction to preserve the tree.

Chairman Heischman inquired as to the type of doors to be used; Mr. Neuman stated they would be double doors with a barn door look. Mr. Neuman stated the windows would be

2'x4' in dimension to match those in the back. Chairman Heischman suggested squaring the window over the door for a more traditional look.

Mr. Judd inquired as to the floor slab. Mr. Neuman stated the floor would be 4" slab with 6" of gravel, with post and beam construction. Mr. Neuman explained it would be a slab floor, rather than a foundation.

Chairman Heischman inquired if there were any comments from the assembled. As none were noted, the public hearing was closed at 8:52 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Betsy Taylor, seconded by Tom Judd to grant conditional site plan approval to David and Patricia Neuman for a garage to be built at their 41 Maplewood Avenue residence, pursuant to the following changes to the plans:

1. South windows will be illustrated
2. All trim, cornices, and cornerboards will be illustrated
3. Siding will be shown as reverse board and batten
4. Ground level and slab will be illustrated.
5. Planning Board Chairman will approve and sign off on final revisions to plans.

Motion carried.

SITE PLAN REVIEW : NEW HOME : 16 BRIGHAM CIRCLE : LOT #30 CLOVER MEADOWS : ROSEN

Mr. Rosen approached the Board to discuss plans for one of the last remaining house in the Clover Meadows development, an "Applebee" model. Mr. Rosen noted design features such as a side-load garage and dormer window. Mr. Rosen noted the back of the house backed up to the open space area.

The Board reviewed plans submitted. No setback issues were noted.

Motion by John Hoffman, seconded by Betsy Taylor, to grant site plan approval to Richard Rosen for a new home to be built at 16 Brigham Circle, pursuant to plans submitted, with the condition that no trim will be used that is less than the dimensions of that used on previously built "Applebee" models.

Motion carried.

DISCUSSION : CLOVER MEADOWS FENCE

A discussion ensued between the Planning Board and Mr. Rosen centered upon the issue of the Clover Meadows fence at the entrances of the subdivision on Cheese Factory Road and North Main Street. Mr. Rosen provided an illustrated proposal showing a possible modification of the fence with out completely removing it entirely. Mr. Rosen suggested removing a 2' section of fence off each side as illustrated, then removing the sign portion , as it would be inconsistent with the neighborhood character. Mr. Rosen inquired if the Board found this proposal acceptable, should individual homeowners be required to maintain the portion of the fence which was located on their property. A discussion ensued regarding this issue.

Motion by John Hoffman, seconded by Betsy Taylor to approve the following modifications to the fence at Clover Meadows:

1. Lot 1, North Main Street, on the north side will have the sign and a 2' fence panel removed.
2. Lot 66 will have 2' fence panel sections adjacent to the sidewalk removed on both sides to maintain symmetry.
3. The north end of Pride Street by Cheese Factory Road will have all fencing removed.
4. The fence will be removed when the purchase offer is signed by the final homebuyers on the last house in the development.

Motion carried.

CONTINUATION OF PUBLIC HEARING : SITE PLAN REVIEW : 15 BRIGHAM CIRCLE : RESIDENTIAL ADDITION: WOOD

Mr. and Mrs. Wood, with their builder approached the Board to discuss plans for an addition to their home, previously reviewed by the Board. Mrs. Wood explained the outcome of the Zoning Board of Appeals meeting whereby the Zoning Board recommended that the Woods tear out the separate kitchen and laundry facilities To avoid classifying the addition as an accessory apartment. Mrs. Wood explained that the modifications would be made to avoid having to install a separate water and sewer line as required by Village Code for accessory apartments.

Chairman Heischman stated that R-2 zoning would be in effect in this district. The Board reviewed plans for the addition and noted no other changes other than the removal of the kitchen. Chairman Heischman noted that the massing looked acceptable and instructed the Woods' builder to match existing trim and siding. Mr. Tobin inquired if the removal of the kitchen was shown in the revised plans submitted at the meeting. Mrs. Wood stated they were.

Chairman Heischman inquired if there were any comments from the assembled. As none were noted, the public hearing was closed at 9:40 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Betsy Taylor, seconded by Earll Fontaine to grant site plan approval to William and Diane Wood for an addition to their Brigham Street home, pursuant to plans submitted at the meeting.

Carried.

APPROVE MINUTES

Motion by Earll Fontaine, seconded by Tom Judd to approve the September 9, 2002 minutes as amended.

Motion carried.

ADJOURN

Motion by Earll Fontaine, seconded by Tom Judd to adjourn the meeting at 10:00 p.m.

Motion carried, meeting adjourned.

Respectfully submitted

*Sheila Byrne Coleman
Planning Board Secretary*