

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

ALOS PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Mr. & Mrs. Larry Cranmer; Robert Kieffer, FRA Associates; David and Anne Jacobs; Paul DeTurck.

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

SITE PLAN REVIEW : NEW HOME : 1 PRIDE STREET

Mr. Turner approached the Board to discuss new revisions to previously submitted plans showing modifications. Mr. Turner stated that the builder had stated modifications were necessary due to unwelcome changes to the interior floor plan. A corrected blueprint of the house was reviewed.

Chairman Heischman stated the only glitch to the revised plans was that the house would too closely resemble the one across the street. This was an area of concern as these two houses were located at the entry to the subdivision. The Board reviewed plans for the two houses. Chairman Heischman suggested that the architect add a pergola or other architectural feature to the house to distinguish it from the one across the street. After much discussion, Mr. Turner suggested that an 8' by 14' pergola be added to the house as per the drawings submitted by Mr. Richard Rosen on October 2, 2002 or work be stopped on the house.

Motion by Betsy Taylor, seconded by John Hoffman to grant site plan approval to Richard Rosen for modifications for a new home to be built at 1 Pride Street, Clover Meadows, pursuant to plans received 10/02/02 with the addition of a pergola as per the drawings.

Roll call vote:	Taylor:	AYE
	Hoffman:	AYE
	Fontaine:	AYE
	Heischman:	AYE
	Judd:	NAY

Motion carried.

PUBLIC HEARING : SUBDIVISION AND SITE PLAN APPROVAL : NEW HOME :17 HIGH STREET: CRANMER

Chairman Heischman opened the public hearing at 7:55 p.m.

Mr. Keiffer and Mr. & Mrs. Cranmer approached the Board to explain their application to subdivide 1.8 acres of land for construction of a new home. Mr. Cranmer explained that due to health problems involving loss of vision, he wished to build a residence close enough to his business, Cranmer's Feed & Farm, currently occupying the entire lot. Mr. Kieffer stated that he believed that all zoning issues were addressed and that the application applied with same.

Comments from the Monroe County Department of Planning were reviewed. Chairman Heischman inquired of the house was to have a basement; Mr. Cranmer replied it would. Mr. Kieffer provided revised drawings showing the house reversed and shifted to the south. Mr. Kieffer explained that the lot would meet frontage requirements and also increase privacy with neighbors, as well as add to controlling storm

drainage in the area. Mr. Fontaine inquired if there were to be any buffering; Mr. Kieffer replied that as this was a single family home, none was required by Code. Mr. Tobin stated that the proposed house was located in the Traditional Village district, and that buffering was required between uses. The Board and Mr. Tobin reviewed the Code regarding buffering the TV district. After review it was determined that screening was required in the TV District rather than buffering. Mr. Kieffer stated that Mr. Cranmer would prefer to use natural screening such as landscaping and trees rather than fencing. Chairman Heischman explained why screening was necessary in the TV district, for the benefit of the homeowner as well as the business owner.

Next reviewed were plans for the proposed house. Mr. Kieffer provided reduced plans for the Board to review. Mr. Judd inquired if there were full-size plans available, as they would be needed for final approval. Mr. Kieffer stated that he was reluctant to submit full-size plans until he knew the subdivision would be approved. Plans showed a split-level house, with a side-load garage, and an anticipated railing system in the front. No setback problems were noted.

A discussion regarding placement of the windows of the house ensued. Chairman Heischman suggested the applicant move the window shown on the right side of the plans to the low end of the house to accommodate a proposed garage expansion. Other suggestions included the addition of an upstairs window to the left side of the house, a cornice on the roof, and at least 4" molding on windows. Mr. Fontaine inquired if there was enough flexibility by the builder to make the suggested changes. Mr. Kieffer stated he would find out, but that he understood the Board's desire for architectural features.

Chairman Heischman inquired if there were any comments from the assembled.

Paul De Turck, 62 Monroe Street

Mr. DeTurck asked to see the revised plans submitted at the meeting. Mr. DeTurck inquired as to lot size regulations in the TV district. Mr. Kieffer noted that this lot was close to the maximum allowable size. Mr. DeTurck inquired if it would be predetermined that the lot would have to stay a residential use lot. Mr. Tobin reviewed the Table of Lot and Bulk Requirements in the Village Code. Mr. Hoffman stated that if the use were to change from residential, then screening would be necessary. Mr. DeTurck stated he was very much in favor of the subdivision and proposed residence, and in keeping the area residential.

The Board reviewed the SEQR.

SEQR REVIEW

SEQR REVIEW

Motion by Earll Fontaine, seconded by Tom Judd 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 Larry Cranmer.

Motion carried.

A review of the Short Form EAF was conducted by the Board.

Motion by Tom Judd, seconded by Earll Fontaine to adopt the following resolution:

WHEREAS Larry Cranmer has prepared a Short Environmental Assessment Form for a 2-lot subdivision of his 17 High Street property; AND

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

WHEREAS ; considering the magnitude and importance of each impact;

NOW, the Planning Board finds that no significant environmental impact will result from the proposed subdivision.

Motion duly adopted.

Motion by John Hoffman, seconded by Earll Fontaine to grant subdivision approval to Larry Cranmer, pursuant to plans received.

Motion carried.

Chairman Heischman inquired as to Mr. Cranmer's plans for submission of formal drawings to the Board for site plan review of the proposed house. Mr. Kieffer stated that he would submit formal drawing for the Board to review.

APPROVE MINUTES

Motion by Betsy Taylor, seconded by John Hoffman, to approve the September 9, 2002 minutes as amended.

Motion carried.

Motion by Tom Judd, seconded by Earll Fontaine to approve the minutes of September 19, 2002 as submitted.

Motion carried.

Motion by Betsy Taylor, seconded by Tom Judd to approve the minutes of October 1, 2002 as submitted.

Motion carried.

ADJOURN

Motion by Earll Fontaine, seconded by John Hoffman to adjourn the meeting at 10:20 p.m.

Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila B. Coleman
Planning Board Secretary*