

VILLAGE OF HONEOYE FALLS PLANNING BOARD

February 3, 2003

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

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Megan Conner, Rochester Business Journal; Steve McIlwaine, Mike Stratton, GM Alternative Propulsion; Tim Poley, Mathstone Corporation; Judy Baumer; Doug Volland, 50 Ontario Street; Scott Powell, Architectura; Ted Serbu, Slices Pizza; Tom Tenny; Todd Phillip; Spiro Jenetis, Carole Barrese, Mark IV; Michael Fagan, homebuyer.

Chairman Heischman called the regular meeting of the Planning Board to order at 7:33 p.m.

PUBLIC HEARING: SITE PLAN REVIEW : DEMOLITION: LEHIGH STREET : MATHSTONE

Mr. Poley approached the Board to discuss plans to demolish an old barn located on Lehigh Street, owned by the Mathstone Corporation. The barn previously was used as the Village DPW. Mr. Poley expressed concern regarding the building's dilapidated state, and that someone could be injured if they were to enter or trespass in the barn. Mr. Poley showed photos of the barn to the Board. Mr. Poley stated that Shanks Disposal would remove the debris and take it to the dump in Ontario County.

Mr. Hoffman inquired if there were any hazardous materials in the barn. Mr. Poley stated that the barn had been used for storage of salt for roads, but that it had nearly been depleted this winter. Mr. Poley stated that other materials had been removed years ago. Mr. Hoffman inquired at what time of day the work would be done. Mr. Poley stated that it would be done during daylight hours.

Chairman Heischman inquired if there were any comments or questions 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 John Hoffman, seconded by Tom Judd to grant site plan approval to Mathstone Corporation for demolition of their barn, the former Village DPW, located at their Lehigh Street property, pursuant to application and plans received 1/21/03 .

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW: PARKING LOT EXPANSION : 10 CARRAIGE STREET : GM ALTERNATIVE PROPULSION

Chairman Heischman opened the public hearing at 7:40 p.m.

Mr. McIlwaine and Mr. Stratton approached the Board to discuss plans to expand the parking lot at the GM research facility. Mr. McIlwaine explained that GM planned that demo models for electric vehicles would be based for testing at the site. Mr. McIlwaine showed on the site plan that electric chargers would be temporarily installed in pre-cast concrete, skirting the edge of the parking lot. Mr. McIlwaine explained further that this was a temporary condition of the site, and that after the three-year project was finished, the electric chargers would be removed.

Chairman Heischman inquired if the lot would be used strictly for access to the chargers. Mr. McIlwaine stated it would. MR. McIlwaine stated that three additional light fixtures which would duplicate the existing fixtures would also be added.

Mr. Judd inquired as to the noise levels of the electric chargers. Mr. McIlwaine stated that the noise level from the chargers would be minimal, making approximately the same amount of noise as a small battery charger. A discussion ensued regarding the noise generated by the chargers. Mr. McIlwaine stated the only audible noise would be coming from a small electric fan.

Chairman Heischman explained to the applicants that local law required that a SEQR short form be completed for an addition of greater than 10 parking spaces. The Board reviewed the SEQR Short Form EAF.

SEQR REVIEW

Motion by Betsy Taylor, seconded by Earll Fontaine 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 General Motors Alternative Propulsion .

Motion carried.

Motion by John Hoffman, seconded by Tom Judd to adopt the following resolution:

WHEREAS General Motors Alternative Propulsion has prepared a Short Environmental Assessment Form for a parking lot expansion for an additional 32 spaces at their 10 Carriage Street facility; AND

WHEREAS; the Planning Board has reviewed proposed plans for same ; AND

WHEREAS ; considering the magnitude and importance of each impact, the Planning Board finds that no significant environmental impact exists.

Motion duly adopted.

Chairman Heischman inquired if there were any further questions or concerns from the assembled. As none were noted, the public hearing was closed at 7:48 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by John Hoffman, seconded by Tom Judd to grant site plan approval to General Motors Alternative Propulsion for a parking lot expansion at their 10 Carriage Street facility, pursuant to plans submitted 1/6/03.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : RESIDENTIAL ADDITION: 50 ONTARIO STREET: VOLLAND

Chairman Heischman opened the public hearing at 7:50 p.m.

Mr. Volland and Mr. Powell (architect for Mr. Volland) approached the Board to discuss plans for an addition to Mr. Volland's Ontario Street residence. Mr. Volland stated he wished to tear off an existing rear porch and deck and rebuild the porch area, extending the structure approximately three feet beyond the existing porch. Mr. Volland stated he would be adding interior renovations as well. The Board reviewed the plans with Mr. Volland and Mr. Powell.

Chairman Heischman noted there was 5'6" between the garage and the proposed addition. She inquired of Mr. Turner whether a minimum of 10' was necessary between the two structures. Mr. Turner replied that because there were no alleyways or walls, the distance could be measured point-to-point and 10' feet would not be required. Chairman Heischman noted that the problem was also lessened by changes to the footprint.

Chairman Heischman inquired what trim and siding would be used. Mr. Volland stated that he would reuse as much of the original siding and trim as possible, and that he would match any additional trim or siding to the original.

Ms. Taylor noted the plans showed a commercial grade exhaust hood. Mr. Volland stated he planned to install a commercial stove which would require a commercial hood. Ms. Taylor inquired of Mr. Volland planned to use the stove for business purposes. Mr. Volland stated it was for his personal use only, as he enjoyed cooking for his family. A discussion ensued regarding the installation of the stove, including noise levels of the exhaust fan, grease and the effect they might have on neighbors. Ms. Taylor commented that Mr. Volland should be conscious of neighbors when using the exhaust fan in the summer, so as not to disturb them.

Chairman Heischman noted the roofline of the addition kept in character with the rest of the house. Chairman Heischman inquired if Mr. Turner had any questions or concerns regarding the proposed addition. Mr. Turner stated he did not.

Chairman Heischman inquired if there were any further questions or concerns from the assembled. As none were noted, the public hearing was closed at 8:10 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by John Hoffman, seconded by Earll Fontaine to grant site plan approval to Doug Volland for an addition to his 50 Ontario Street home, pursuant to plans received 1/8/03, dated 8/1/02.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : CHANGE OF USE : 4-6 NORTH MAIN STREET : TENNY

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

Mr. Tenny and Mr. Phillip approached the board with plans to construct 2- one bedroom apartments on the second floor of the former Valentino Pharmacy. The Board reviewed the proposed interior floor plans for the proposed apartments, showing a common entryway and separate doors to each apartment. Mr. Turner stated the apartments were acceptable in meeting access requirements for fire exits. Mr. Tenny stated that parking for tenants would be in the rear of the building, and that a tree and retaining wall would be removed to allow for parking there.

Chairman Heischman stated that the Board in general was supportive of upstairs apartments over retail establishments, and was trying to promote 2nd floor occupation of apartments. Mr. Tenny inquired what would be needed for him to proceed with the construction of the apartments. Mr. Fontaine inquired as to what the total square footage of the two apartments would be. The Board reviewed the square footage requirements for apartments. Mr. Turner stated he would measure and verify the square footage of the apartments. Chairman Heischman stated that if the apartments did not meet the square footage requirements, then a zoning variance would need to be obtained before Mr. Tenny could continue with his renovations. Chairman Heischman stated that if a variance were needed, the Board would be supportive of Mr. Tenny's application.

Mr. Phillip discussed with the Board his plans to open an ice cream and sandwich shop in the downstairs portion of the building. Mr. Phillip stated he would like to have a take-out window on the street for ice cream with benches or table on the sidewalk. Mr. Tenny also stated he had considered installing a video

game arcade adjacent to the proposed restaurant. A discussion ensued regarding Mr. Phillip's plans; however, as no application was made to the Planning Board for his project, no formal review of the proposed restaurant took place. Mr. Phillip was instructed to submit plans as per Village regulations for site plan review.

Chairman Heischman inquired of Mr. Tenny if he planned to change the outside of the building. Mr. Tenny stated he did not, other than the possibility of reinstalling a window. Chairman Heischman expressed concern regarding potential structural damage if this were done.

Chairman Heischman inquired if there were any comments from the assembled. As none were noted, the public hearing was closed at 8:45 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by John Hoffman, seconded by Betsy Taylor, to grant a Change of Use to Thomas Tenny to allow two (2) apartments on the second floor of his building located at 4-6 North Main Street pursuant to plans submitted and received 1/21/03, and pursuant to the applicant meeting square footage requirements for apartments.

Motion carried.

The Board also noted for the record that should a zoning variance be necessary, they were in support of Mr. Tenny's application for second story apartments.

DISCUSSION : 2 PRIDE STREET: FINAL SITE PLAN APPROVAL

Spiro Jenetos, attorney for Mark IV, and Carole Barrese, real estate agent for Mark IV approached the Board to discuss final site plan approval for a new home at Lot #1, 2 Pride Street. Mr. Tobin and the Board reviewed a letter written by Mr. Jenetos in regards to resolving issues preventing final site plan approval for the house, specifically, the addition of a pergola or other architectural feature to distinguish it from the house across the street. Ms. Barrese explained that the developer had offered the pergola as an option to the buyer, who chose not to purchase it. Ms. Barrese stated that the developer was unwilling to assume the cost of the pergola. Ms. Barrese presented photos to the Board showing the two houses facing Clover Street, with the addition of an 8'x10' trellis to the house at 2 Pride Street. Ms. Barrese stated that it was the intention of the homeowner to install climbing vines and greenery to the trellis. The Board reviewed the proposed trellis. Ms. Barrese added that the trellis would be made of red cedar, with cement footings, creating a permanent structure. Mr. Hoffman inquired as to what plantings would be used for the trellis; Mr. Fagan, the prospective homebuyer, answered that there would be wisteria climbing on the trellis, and shrubs around the bottom to create a balanced look. Mr. Fagan also stated he planned to install a window box in the window directly above the trellis.

Mr. Hoffman asked for specific board dimensions for the trellis. Chairman Heischman added that a landscaping plan would also need to be submitted with the board dimensions. Ms. Barrese expressed concern regarding the Certificate of Occupancy for the house, as the plantings would not be able to be installed until the spring. Mr. Turner stated that a temporary C of O could be issued for 6 months, contingent upon the final grading plan in the spring. Chairman Heischman requested that the following items be submitted to the Board for review:

1. Drawings showing how the trellis will attach to the house.
2. Dimensions of the structure and sizes of lumber used in construction.
3. Type of materials and color of materials to be used.
4. A planting plan for landscaping.

Chairman Heischman advised the applicants and Ms. Barrese to return to the March Planning Board meeting after submitting the requested documents.

DISCUSSION: CITIZEN'S ADVISORY COMMITTEE REVIEW

Chairman Heischman stated that the Board would have to begin the review of the CAC report by defining which items have been accomplished since the document's inception. The items that are identified as concerns or issues should then be forwarded to the Village Board of Trustees.

PARKING

The parking study recommended that the Village increase its designated parking areas through acquisition, redesign and development of land within the Village. The Board suggested providing signs throughout the Village with a Village logo indicating Village parking areas. Another area that was identified as needed was increased overnight parking areas within the Village. The Board suggested that signage indicating the location of overnight parking should also be provided.

Chairman Heischman stated taking an assessment of how many overnight parking spaces were necessary in the downtown area. An informal assessment was taken of apartments located over businesses with the following results:

- The Brewery: 1 apartment
- My Own Shop: 1 apartment
- Four Seasons : 1 apartment
- Walker Building: 1 apartment (has own lot)
- Joseph's Hair: 2 apartments
- Home Video: 1 apartment

Chairman Heischman stated that a determination should be made as to how many spaces are needed, and how many are currently provided. It was determined and suggested by the Board to investigate alternative parking spaces as well as to expand overnight parking.

The vacant lot next to the gas station on North Main Street was suggested as a possible future lot for overnight parking, with parking allowed along one side of the lot. The lot behind the Mendon Public Library was also suggested, but acknowledged as inconvenient. The Critics' parking lot was discussed, as it is a shared lot with the Village. The lot behind the M&T Bank was suggested as a possibility for overnight parking. It was pointed out that this lot was already used as shared parking for special events. Parking permits for Village residents were also discussed. Chairman Heischman stated that the Mayor and Village Clerk should be asked to document any complaints regarding parking problems.

Other possible solutions suggested to relieve the parking problems in the Village included:

- Working out a lease with the owner of the Creamery for parking with the Village providing maintenance and paving improvements
- Identify parking spaces and potential parking spaces by the North Main Street bridge
- Evaluate the need for additional parking in regards to the proposed residential development on West Main Street
- Revisit other parking alternatives, such as Springwater Sprouts to relieve parking congestion as well as K&H and Cranmers, although this is mainly private parking.

The Board recommended Village parking signs be placed at Episcopal Avenue, the Town Of Mendon, the Walker Building, and at the North Main Street NY State lot. Also recommended was to allow on-street daytime parking on North Main Street.

APPROVE MINUTES

Motion by Tom Judd, seconded by John Hoffman to approve the minutes of January 6, 2003 as amended.

Motion carried.

ADJOURN

Motion by Earll Fontaine, seconded by John Hoffman to adjourn the meeting at 10:35 p.m.

Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila Byrne Coleman
Planning Board Secretary*