

**VILLAGE OF HONEOYE FALLS PLANNING BOARD**

**April 7, 2003**

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

**ALSO PRESENT:** James Turner, Village Code Enforcement Officer; Greg Emerson, Village Administrator; Amy Ford; Ken Warren; Joseph Tiberio.

**ABSENT/EXCUSED:** Village Attorney Michael Tobin

Chairman Heischman called the regular meeting to order at 7:40 p.m.

**PUBLIC HEARING : SITE PLAN REVIEW: NEW GARAGE : 5 FAIRLAWN DRIVE: FORD**

Amy Ford, homeowner, approached the Board to discuss plans submitted for a 26'x26' detached garage. Mrs. Ford stated that there currently was no garage on the premises. Mrs. Ford stated that while the garage plans showed a detached garage, it would be possible in the future to add on and attach it to the house if desired.

Chairman Heischman inquired as to the setbacks of the proposed structure. Mr. Turner stated while the proposed garage was close to the 10' setback, there were no setback issues. Mr. Fontaine inquired the distance between the neighbor's house and the proposed garage. Mrs. Ford stated it would be 40 to 50 feet. Mrs. Ford produced a letter from a neighbor adjacent to the Ford property which stated they had no objections to the garage. Chairman Heischman inquired if there were any problems with the utility easement. Mr. Emerson stated there was not.

Chairman Heischman inquired if the Fords planned to widen their driveway. Mrs. Ford replied that they planned to add a wide area to allow for turnarounds but the driveway itself would remain intact. Chairman Heischman inquired as to the siding used for the garage. Mrs. Ford stated that the house would be resided at the same time as the garage and that all siding and trim would match.

Mr. Judd inquired if there would be gutters on the garage. Mrs. Ford stated there would. Mr. Emerson stated that there was a catch basin nearby as well as a drainage swale, and there were no problems with drainage. Mr. Hoffman inquired as to the overall height of the garage. Mr. Emerson noted that the height of the garage would be 15', and would be on the same plane as the house, with the same pitch roof.

Chairman Heischman inquired if there were any comments 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 Earll Fontaine, seconded by John Hoffman to grant site plan approval to David & Amy Ford for a new garage to be built at their 5 Fairlawn Drive residence, pursuant to plans submitted March 19, 2003, subject to the following contingencies:

1. Siding of the new garage will match that of the house.
2. The height of the garage will not exceed that of the house.

Motion carried.

## **PUBLIC HEARING : SITE PLAN REVIEW : RESIDENTIAL ADDITION: 53 MONROE STREET: WARREN**

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

Mr. Warren approached the Board to discuss plans for a 28'6"x 26' addition to his residence. Mr. Warren explained the addition would be located at the rear of his residence and had been scaled back from original plans in order to match the existing roofline.

Chairman Heischman inquired if there were any setback issues. Mr. Turner replied there were not. Chairman Heischman inquired if any trees were to be taken down due to construction. Mr. Warren replied that only one tree would be taken down, but it was in deteriorated shape, and infested with carpenter ants.

Chairman Heischman inquired if there were any drainage issues. Mr. Warren pointed out the location of two dry wells on the property, and stated that one of the dry wells would be removed or relocated, but that the overall drainage was good. The Board reviewed comments from the Village DPW regarding location of downspouts on the addition to avoid stormwater runoff onto neighboring property to the east. Mr. Warren stated all downspouts would be directed to the backyard off the two back corners of the addition. Mr. Emerson suggested that possibly slight re-grading of the area after construction would promote good drainage in the area.

Mr. Judd inquired as to siding and trim. Mr. Warren stated that new siding would be used for the entire house and addition, and would match.

Chairman Heischman inquired if there were any comments from the assembled. As none were noted, the public hearing was closed at 8:02 p.m.

## ACTION ON THE PUBLIC HEARING ITEM

Motion by Tom Judd, seconded by John Hoffman to grant site plan approval to Kenneth Warren for a 28'6" x 26' addition to be built at his 53 Monroe Street residence, pursuant to plans submitted February 28, 2003, subject to the following contingencies:

1. Siding of the new addition will match that of the house.
2. Stormwater runoff will be directed toward the applicant's backyard and not off his property.

Motion carried.

## **INFORMAL DISCUSSION: RENOVATIONS : 22 EAST STREET : TIBERIO**

Mr. Tiberio approached the Board to discuss renovations to a building he is interested in purchasing at 22 East Street. Mr. Tiberio stated he was interested in renovating the building to include apartments and retail spaces. The building is currently vacant.

Mr. Tiberio discussed his idea to have street level parking inside the building for use by apartment residents. The Board reviewed drawings showing the plans for same. Mr. Tiberio also stated he would utilize decks on the exterior of the building for access and exterior fire escapes.

After much review, the Board identified the following issues in regards to Mr. Tiberio's plans:

1. The proposed parking garage would need approval from the County DOT for the road cut, as East Street is a County road. An evaluation of the logistics of the proposed garage would include garage doors opening into the street, accessibility to the sidewalks, and construction of a driveway ramp to access the garage.
2. Loss of Village parking spaces due to establishing a no-parking zone on East Street in front of the proposed garage.
3. A LEQR would be required, as the site is visible from the EPOD district and the building is listed in the Historical Register.
4. Part of the building is in the FEMA designated floodway, which would prevent any construction there.
5. Universal Building Code requires enclosed exterior stairs for egress, and may require a sprinkler system. Any interior stairwells would also need to be firetight as per building codes.
6. Any site plans submitted should be reviewed by the Village Engineer as they are filed.

Mr. Tiberio and the Board further discussed plans for the renovation. Mr. Tiberio was instructed as to the responsibilities of an applicant for site plan review. Mr. Emerson and Board members Denise Heischman and Betsy Taylor agreed to meet Mr. Tiberio for a

walk through of the proposed parking area. Mr. Emerson stated that County DOT would not issue a road cut permit until Village and County were in agreement.

**DISUCSSION : VILLAGE PARKING : VILLAGE ADMINSTRATOR**

Mr. Emerson and the Board discussed various ideas in regards to the parking situation in the Village. Expansion of overnight parking, as well as expansion of Village parking was discussed. Specific topics discussed included:

1. Formalizing the parking area near the North Main Street bridge.
2. Possible utilization of the parking lot at Critics for Village parking.
3. Permitting on-street parking.
4. The potential use of the grassy area in front of the Mantegna building for parking.
5. Reconfiguring parking behind the Historical Society to provide an additional 1-2 spaces of Village parking.
6. Shared parking at the Creamery building, 66 North Main St.

The Board will further review parking during the CAC Review process.

**APPROVE MINUTES : MARCH 3, 2003**

Motion by John Hoffman, seconded by Betsy Taylor to approve the minutes of March 3, 2003 as corrected.

Motion carried.

**ADJOURN**

Motion by Earll Fontaine, seconded by John Hoffman to adjourn the meeting at 9:45 p.m.

Motion carried.

**NEXT MEETING:                      APRIL 28, 2003 CAC REVIEW**  
**NEXT REGULAR MEETING:      MAY 5, 2003**

*Respectfully submitted,*

*Sheila Byrne Coleman*

*Planning Board Secretary*