

VILLAGE OF HONEOYE FALLS PLANNING BOARD

May 5, 2003

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

ALSO PRESENT: Michael Tobin, Village Attorney; Greg Emerson, Village Administrator; James Turner, Village Code Enforcement Officer; Steve Burch; Ock Hee Hale, Curt Barnes; Dave Ford; Jeff Fraser; Carrie Gluckman; Randy Bebout, FRA Engineering; John August, David Dworkin, Monroe Village Associates; Gary Smith, Parrone Engineering; Jerry Goldman, Fix Spindleman Brovitz Goldman Attorneys; John Stapleton, Parrone Engineering; Tim Pryor, ESL; David Benetti, SWBR Associates.

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

PUBLIC HEARING : SITE PLAN REVIEW: ADDITION: BURCH: 11 BRIGHAM CIRCLE

Chairman Heischman opened the public hearing at 7:36 pm. Mr. Burch approached the Board to discuss plans for an addition to his 11 Brigham Circle garage. Mr. Burch stated the garage would be used for storage and as a potting shed, with a passage behind the shed for access. Chairman Heischman noted the addition would have no affect on setbacks.

The Board reviewed a map provided by Mr. Burch showing a conduit for the Monroe County Water Authority proceeding through the lot. After much deliberation, it was determined that the conduit was actually located on the lot line and did not pose a problem in regards to the proposed garage.

Mr. Hoffman inquired as to what type of siding would be used. Mr. Burch stated it would match that of the house.

Chairman Heischman inquired if there were any comments from the assembled. As none were noted, the public hearing was closed at 7:41 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Betsy Taylor, seconded by Earll Fontaine to grant site plan approval to Steven Burch for an addition to his 11 Brigham Circle garage, pursuant to plans submitted 3/21/03.

Motion carried.

After further review, the Board noted that comments from the Village DPW has not been addressed regarding guttering of the addition. Mr. Burch stated that Clover Meadows provided adequate catch basins to comply with the DPW recommendations.

Motion by Earll Fontaine, seconded by John Hoffman to amend the approval to stipulate that the applicant will be in compliance with the Village DPW comments regarding gutters to be piped to the existing system.

Motion carried.

PUBLIC HEARING: SITE PLAN REVIEW: NEW GARAGE : 2 LEHIGH STREET : HALE

Chairman Heischman opened the public hearing at 7:46 p.m.

Ms. Hale and Mr. Barnes approached the Board to review plans for a new garage to be built at the 2 Lehigh Street property. Mr. Barnes stated the garage would be used for parking vehicles, as well as storage for Ms. Hale's home and business, also located at that site. Mr. Barnes stated the approximate configuration would be 1/3 garage space and 2/3 storage, as the building lacks a basement. Ms. Hale stated that flowerpots and other items related to her gardening store would be stored in the proposed garage. Chairman Heischman inquired if Ms. Hale planned on using the area outside the garage as a sales lot. Ms. Hale stated she had no plans to do so.

Mr. Hoffman inquired if a pole light shown on the map submitted to the Board would pose an obstacle during construction. Mr. Barnes stated that as the light was privately owned, it could be relocated if needed, and also that recessed lighting was planned for the eaves of the garage. Chairman Heischman asked if the driveway would be extended. Mr. Barnes stated that an extension would be added for a turnaround. The Board reviewed the driveway in relation to the business parking area. Business parking was found to be sufficient. Ms. Hale stated she planned to reside in the residence portion of the building.

Chairman Heischman inquired as to the height of the proposed building. Mr. Barnes stated it would be approximately 18 feet in height. Chairman Heischman inquired as to the type of siding to be used. Mr. Barnes stated that he was unsure at this time, but that either clapboard siding or vertical board-and-batten siding would be used to keep in character and compliment the existing structure. Mr. Barnes stated the trim would be as shown on the plans.

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

JEFF FRASER, 40 MONROE STREET

CARRIE GLUCKMAN, 44 MONROE STREET

Mr. Fraser and Ms. Gluckman stated that they had been approached by lawyers for the applicant in regard to a survey problem. Ms. Gluckman stated that the survey problem was on its way to a resolution but had not been fully resolved. Mr. Tobin stated that this was a private legal matter between landowners and the Board did not need to address this.

Ms. Gluckman also commented that the light pole mentioned during review had a very bright, unshielded light that spilled onto her property. She asked if there was some way to shield the light to avoid bright light shining on her property. Ms. Hale stated that the light could be shielded or changed to provide less of an intrusion.

Chairman Heischman inquired if there were any further 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 Ock Hee Hale for a new garage to be built at her 2 Lehigh Street property, pursuant to plans submitted 4/7/03 with the following contingencies:

1. Siding for the garage will consist of clapboard siding as shown on the plans as submitted or vertical board and batten siding.
2. The approval is subject to shielding of the pole light located on the property so that light from the pole does not spill onto neighboring properties.

Motion carried.

SITE PLAN REVISIONS: GARAGE : 5 FAIRLEA : FORD

Mr. Ford approached the Board with revisions to his approved site plan for a new garage. Changes included decreasing the width of the garage by two feet and adding a gable to the front door for aesthetic reasons. Mr. Ford stated that he wished to decrease the width of the garage in order to keep the garage farther from

his neighbor's property line. The gable would allow the garage to better match the house in style and appearance. No changes to drainage were noted. The Board reviewed the changes to the garage and no comments were noted.

Motion by Betsy Taylor, seconded by Tom Judd to grant site plan approval to Dave Ford for revisions to an approved site plan pursuant to plans submitted 4/21/03.

Motion carried.

PUBLIC HEARING : SITE PLAN RENEWAL : PINEBROOK APARTMENTS : PINE TRAIL : CORNERBROOK DEVELOPMENT

Randy Bebout, FRA Engineering approached the Board representing Cornerbrook Development to request a renewal of their site plan approval for Pinebrook Apartments. Mr. Bebout stated that various conditions, including a slow economic climate, the process of obtaining necessary easements, and obtaining financing for the project had hindered the start of construction on this project, but that the applicants wished to begin construction this year. Mr. Bebout stated that Cornerbrook had been working with Conifer Development in obtaining easements and resolving engineering issues for the Pinebrook and Cameron Court projects. Mr. Bebout also stated that an Irrevocable Letter of Credit had been applied for and the Monroe County Water Authority and Health Department signatures were in place on the plans. Mr. Bebout requested that should the Board grant a renewal, that Chairman Heischman sign the mylar drawings.

Mr. Bebout stated there were no changes to the approved plans. Mr. Hoffman inquired if the recommendation from the Honeoye Falls Fire Department regarding installation of automatic fire alarms in the buildings as per the new building code was noted. Mr. Emerson noted that the project would be subject to current NY State building codes, but he was assured that the applicants would consider comments from the HFFD.

Mr. Fontaine inquired at what date the plans would expire. Mr. Bebout stated the expiration date was 5/6/03. Mr. Tobin stated that while the approval could be renewed for another year, the approval would still be subject to the same contingencies as the original. Mr. Tobin stated that unresolved issues from the original approval would have to be resolved to the satisfaction of the Village prior to the issuance of a building permit and beginning construction. Mr. Tobin identified these issues as: sharing the cost of a traffic signal at the Pine Trail / West Main St. intersection; filing of all necessary easements; and approval by the Village Engineer. Mr. Bebout stated that he and Scott Shaw from Conifer Development had been meeting with Village Engineer Mike Schaffron to iron out issues regarding who would go first in development. Mr. Bebout stated that a letter would be sent to the Village with information regarding these issues. Mr. Emerson stated that if Conifer Development were to start before Cornerbrook, they would have to address storm sewer issues satisfactorily in order to proceed.

Chairman Heischman inquired if there were any comments from the assembled. As none were noted, the public hearing was closed at 8:20 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Tom Judd, seconded by Betsy Taylor to grant site plan renewal to Cornerbrook Development Company for the Pinebrook Apartment complex subject to the following contingencies:

1. The approval is subject to approval by the Village Engineer.
2. The approval is subject to the filing of all easements required.
3. The approval is subject to the applicant sharing the cost of a traffic light at the intersection of Pine Trail and West Main Street.

Motion carried.

INFORMAL DISCUSSION: MONROE VILLAGE ASSOCIATES: WEST MAIN STREET DEVELOPMENT

Jerry Goldman, attorney for the applicants stated that his client wished to begin the initial development of the West Main Street project located along the frontage of West Main St near the Rite Aid building. Mr. Goldman stated that the first project would be an ESL freestanding ATM and the first retail spaces consisting of a 7500 sf retail building. A discussion of the proposed ESL site ensued. The Board reviewed nearby businesses and their setbacks. Mr. Goldman noted that the buildings would be 30' off the road due to sewer and other easements.

Mr. Tobin inquired as to what was being sought from the Board, as no application was made. Mr. Goldman stated that they were seeking guidance from the Board as far as how to proceed with applications, as there were some changes to the original concept plan due to meetings with the Village Engineer. Mr. Goldman also stated the possibility of needing a zoning variance due to setback issues for the proposed ESL. Mr. Goldman stated that clarification was needed in regards to the general sign provision. Mr. Goldman also stated that there would be no provision for parking at the ESL ATM, but traffic flow would need to be addressed.

Mr. Fontaine stated that lighting had been a past issue in regards to ATMs. Mr. Goldman stated that lighting issues could be mitigated through such avenues as landscaping. A discussion of lighting for ATMs ensued. Mr. John Stapleton, Parrone Associates, briefed the Board on possible lighting solutions using fixtures that would direct light downward. Also discussed was including existing lighting in a lighting inventory of the area. Mr. Stapleton stated that ESL wished to be a good neighbor in the area.

Next discussed was access to West Main Street from the proposed buildings. Mr. Judd stated that sidewalks would provide pedestrian access and keep in character with the streetscape and Village character. Mr. David Benetti, SWBR Associates, stated that dual access might not be feasible for certain types of businesses. Mr. Benetti presented a contextual massing presentation of village structures. Drawings of the proposed structure were reviewed. Mr. Judd inquired if it were possible that there would be no doors on the front of the buildings. Mr. Dworkin stated it was a possibility that the areas in between the buildings would be used for dumpster storage, HVAC unit location and other uses. Mr. Hoffman stated that fencing in between the individual units should not be used, as it gave the appearance of a strip mall. After much discussion, the Board agreed that the buildings should have pedestrian access via West Main Street frontage.

Next discussed were design features for the initial buildings. Mr. Stapleton stated that ESL wished to complement existing structures in the area in architectural style. The Board reviewed conceptual drawings of a proposed ESL facility. A discussion ensued regarding the columns in the front of the building, height of streetlights for the proposed building and signage. Mr. Emerson stated that there was no given code for height of light poles. Chairman Heischman stated that further discussion would be needed regarding light fixtures, and that applicants should consider utilizing existing lights in their lighting plan. It was also suggested to the applicants that drawings showing an alternate column style and signage should be submitted.

Mr. Smith summarized actions that would be requested upon formal application. The application will include:

1. Request for subdivision for two lots: the ESL site and the 7500 sf retail site.
2. Construction of the road, parking lot and driveways.
3. Installation of the water main, storm sewer and other utilities.
4. Site work for initial development, including dedicated roadways and street trees.
5. Earthwork for the stormwater detention facility.
6. Earthwork for the possible library pad.

A discussion ensued regarding the proposed detention pond as well as modifications to the sanitary sewer system on Monroe Street. A drainage easement will be necessary across the property. Concern was

expressed regarding the sale of the Rite Aid property and the inability to contact the new owner. Mr. Tobin stated this would need to be discussed with the Village engineer.

APPROVE MINUTES

Motion by John Hoffman, seconded by Betsy Taylor to approve the minutes of April 4 as amended.

Motion carried.

ADJOURN

Motion by Earl Fontaine, seconded by Tom Judd to adjourn the meeting at 10: 40 p.m.
Motion carried.

Respectfully submitted,

*Sheila Byrne Coleman
Planning Board Secretary*