

VILLAGE OF HONEOYE FALLS PLANNING BOARD

July 7, 2003

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

ALSO PRESENT: Michael Tobin, Village Attorney; Jim Turner Village Code Enforcement Officer; Greg Emerson, Village Administrator; Mark Donohoe, Village Zoning Board of Appeals; David Leve, Nixon Peabody LLP; Jerry Goldman, Fix Spindelman Brovitz & Goldman; David Dworkin, Monroe Village Associates; Gary Smith, Parrone Engineering; George Dickinson; Walt Matthias, OhmCraft; Kevin & Rebecca Fraser; Mel Farmer, Sear Brown; William Neis, Steve Horan, Norm Neis, Springwater Sprouts; Deb Donohoe; Terry Redmond, Terry Rourke; Thomas Cusker, Town of Mendon Attorney; Ron Brand, Greg Barbour, MRB Group; reporter from *the Sentinel* newspaper.

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

PUBLIC HEARING : SITE PLAN REVIEW: NEW CONSTRUCTION : ESL ATM KIOSK : WEST MAIN STREET

Mssrs. Leve, Goldman and Smith approached the Board to discuss the site plan for a proposed ATM kiosk for Eastman Savings and Loan. Mr. Goldman noted that the public hearing was for a specific portion of the development concerning the ESL structure only. Mr. Goldman also noted that the applicants would be appearing in front of the Zoning Board of Appeals for a front setback variance on July 14, 2003.

The Board reviewed the site location at the entry road and reviewed comments from Village Engineer Mike Schaffron regarding reconfiguring the road system. Chairman Heischman inquired if the project engineers had received a copy of the comments from the Fire Department regarding turning radii of fire equipment. Mr. Smith said he had read the comments and had reconfigured the plans to increase the road width to 24' to accommodate large vehicles. Plans submitted for the August 4th meeting were reviewed briefly.

A discussion ensued regarding the relocation of the Rite Aid driveway. Mr. Goldman relayed that the developers had spoken with the contact person from Rite Aid who had no interest in relocating their driveway. Mr. Goldman explained that while Rite Aid was not the property owner, they had veto power as to what could be done with the driveway as per their lease. Mr. Goldman asked the Board's indulgence and inquired if the Board could provide some guidance to the applicants in how to proceed with the driveway relocation.

Chairman Heischman stated that no approval could be issued for the application until a Zoning Board variance had been granted for front setbacks, and other issues such as parking were addressed to the satisfaction of the Board. Comments from the Conservation Board were reviewed.

A discussion of the internal access road in the development ensued, specifically the need for easements within the development. Chairman Heischman noted that should the shared access road proceed as submitted, at that point, everyone in the development would need an easement as ESL would own common access areas. Mr. Smith stated that was the case at present, as easements would be required in order to get cross-access. Mr. Goldman explained the cross-access easements would be necessary to allow access across the ESL parking lot to the access road. Mr. Tobin stated he did not think the multiple easements was a good idea. He stated that the subdivision of one parcel to accommodate ESL had generated the need for multiple easements, and if there were no subdivision, then the easements would not be required. A discussion ensued amongst the Board and Mr. Goldman regarding the easements. Mr. Tobin remarked that if ESL wished to prevent another bank from going into the development, it could do so by refusing to grant an easement. Mr. Tobin suggested tightening up the lot lines to prevent the need for multiple easements. A discussion ensued amongst the Board and the developers regarding ownership of lots and leasing lots in the development.

Chairman Heischman stated that on the next set of plans submitted for the development, she would like to see lighting plans, with lighting calculations and fixtures shown on the plans. Mr. Smith stated that he had received comments from the Village Conservation Board after he had submitted the landscape plan; however, he said he would rework the plan to accommodate their recommendations.

A discussion ensued regarding the relocation of the Rite Aid driveway. Mr. Emerson stated that the Village had attempted to contact the owner of the property but that this was an issue that would have to be reworked, as it was crucial in order to proceed with the development. Mr. Goldman stated that the applicants were hopeful that the issue could be resolved, but if it were not, then the entire project would have to be reworked.

Applicants were instructed to return to the August Planning Board meeting. The public hearing was left open.

**PUBLIC HEARING : SITE PLAN REVIEW : NEW GARAGE : 45
MAPLEWOOD AVENUE : DICKINSON**

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

Mr. Dickinson approached the Board to discuss plans for a new 576 square foot garage. Chairman Heischman inquired of Mr. Dickinson as to the height of the proposed garage; Mr. Dickinson was unsure, as his builder was not present. Chairman Heischman noted the location of the garage must be 10 feet from the house; Mr. Turner stated that the plans

showed the garage as being 9' from the house. It was also noted that the driveway needed to be drawn accurately. Chairman Heischman noted Mr. Dickinson's planned covered patio, with the roof angled for drainage. Chairman Heischman asked that Mr. Dickinson show the pitch of the roof and overhang. After more review, the Board instructed Mr. Dickinson to return to the next meeting with more specific plans, drawn to scale. Drawings should show the footprint of the garage in relation to the house and driveway. Mr. Dickinson was also instructed to submit elevation drawings with dimensions including height, which show all siding, trim, windows, doors and/or any other features of the garage.

The public hearing was left open.

**PUBLIC HEARING : SITE PLAN REVIEW : STORAGE SHED : 93
PAPERMILL STREET: OHMCRAFT**

Mr. Matthias approached the Board to present plans for a commercial storage shed at the OhmCraft site to be used for the storage of solvents and chemicals, specifically methanol and acetone. Mr. Matthias explained that OhmCraft currently was using 2 smaller sheds for chemical storage and these would be replaced with a 20'x20' metal shed. Mr. Matthias stated that the plans had changed since the original submission, as he had originally planned on a wooden shed, but changed plans to a metal shed for a better containment floor. Mr. Matthias also stated that concrete bollards, 1 foot wide by 3 feet high would be located around the shed on three sides, with the fourth side of the shed protected by the loading dock. Mr. Hoffman inquired if the new shed would extend farther out than the existing shed; Mr. Matthias stated it would.

The Board reviewed the plans submitted. Chairman Heischman informed Mr. Matthias that he would need to submit more detailed elevation drawings. Mr. Fontaine inquired what features would be different from those shown on the submitted plans. Mr. Matthias stated that the materials and dimensions would be different. Mr. Matthias noted that the color of the shed would be neutral. A discussion ensued regarding the location of the concrete bollards. Chairman Heischman noted that they should be shown on the updated drawings. After much discussion, Chairman Heischman informed Mr. Matthias that his drawings should include the overall dimensions of the shed, including height; the location of the bollards in relation to the shed; and elevation drawings showing doors, windows, siding and trim. Mr. Matthias was informed he would not have to return to the Planning Board with the drawings.

Chairman Heischman asked Mr. Turner if the shed would be compliant for the storage of hazardous materials. Mr. Turner stated it would. Mr. Emerson noted to Mr. Matthias that when the shed had been completed, Mr. Matthias should contact the Fire Department or the Fire Marshall and notify them exactly what was being stored in the shed. Mr. Matthias stated he would do so.

Chairman Heischman asked if there were any comment from the public. As none was noted, the public hearing was closed at 8:42 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Betsy Taylor, seconded by Earll Fontaine to grant site plan approval for a storage shed to be built by OhmCraft, Inc., at their 93 Papermill Street property with the following contingencies:

1. Applicant will submit revised drawings, drawn to scale showing dimensions and footprint of the shed. Drawings will also show the location of concrete bollards to be installed around the shed, and the location of all manual access and overhead doors on the shed.
2. Applicant will notify the Honeoye Falls Fire Department when the shed is completed and is in use, and which chemicals are being stored there.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : NEW HOME : 157 ONTARIO STREET : LOT # 1 STINSON SUBDIVISION : FRASER

Chairman Heischman opened the public hearing at 8:45 p.m. Mel Farmer, Sear Brown, and Mr. & Mrs. Fraser approached the Board to discuss plans for a 2400 square foot new home to be built at the 157 Ontario Street location, Lot # 1 Stinson subdivision. The proposed site is located in a floodplain. The Board reviewed comments from Monroe County Planning & Development regarding the application. Chairman Heischman noted plans showed the house was to be built above the required height for floodplains and would not have any basement. Mr. Turner provided floodplain maps and aerial photos of the site to the Board which were reviewed.

Chairman Heischman stated that the easements for the driveway looked acceptable. Mr. Fraser stated the driveway would be gravelled for now. Mr. Turner stated that the driveway was acceptable for a floodplain. Chairman Heischman noted screening with foliage and a separate sewer system for the proposed house. Utility plans were reviewed. The Board reviewed floor plans and elevation drawings. Brick facing on the house was noted. Chairman Heischman inquired if the applicants were planning on adding a porch or deck. Mrs. Fraser stated a deck was planned in the future.

Comments from Monroe County Dept, of Planning & Development regarding proximity to an Agricultural District were reviewed with the applicants. It was determined that the site did not need an Agricultural Review form submitted to the County. Streamside recommendations from Monroe County in regards to Honeoye Creek were reviewed. The effect of construction on the creek was discussed.

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

Terry Rourke, 155 Ontario Street

Mr. Rourke offered comments regarding flooding of the property due to winter ice jams, stormwater runoff, and an artesian effect. Mr. Rourke suggested a thorough review of the survey be done as there was some debate as to the accuracy of the last survey. Mr. Rourke stated he believed that the stand of trees which were located against the water easement were to remain there as part of a covenant. Mr. Hoffman inquired of the Frasers if they were planning to leave the trees there. Mr. Fraser stated they were.

Terry Redmond, 161 Ontario Street

Mr. Redmond welcomed the Frasers to the area and stated he wished them luck in their endeavor. Mr. Redmond stated concern regarding the shared driveway that residents of the Stinson subdivision, as it is composed of limestone-based material which contributes to poor air quality in the warm months. Mr. Redmond stated that subdivision covenants require that all homeowners sharing the lane are required to share in maintenance costs. Mr. Emerson discussed possible alternatives to the roadway material. After much discussion, Mr. Hoffman stated that this issue was one of the Homeowner's Association of the subdivision and not an issue for the Planning Board.

Chairman Heischman inquired if there were any further comments. As none were noted, the public hearing was closed at 9:21 p.m.

ACTION ON THE PUBLIC HEARING ITEM

SEQR REVIEW

Motion by Tom Judd, seconded by Betsy Taylor to declare the Village of Honeoye Falls Planning Board the Lead agency for the purpose of determination of significance for the State Environmental Quality Review Short Environmental Assessment submitted by Sear Brown for Kevin & Rebecca Fraser.

Motion carried.

Motion by John Hoffman, seconded by Earll Fontaine to adopt the following resolution:

WHEREAS; Kevin & Rebecca Fraser have prepared a Short Environmental Assessment Form for a new home at 157 Ontario Street; and

WHEREAS; the Planning Board has reviewed proposed plans for the site; and

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

NOW THEREFORE BE IT RESOLVED, BY THE Planning Board, as Lead Agency, that the addition as proposed will not result in any significant adverse environmental impact.

Chairman Heischman informed the applicants that they would require approvals from Monroe County Water Authority. She also stated that the applicants must be mindful of how high they will be building, and keep the creek bank vegetated to mitigate erosion. Mr. Judd questioned Mr. Tobin about the floodplain in regards to the SEQR. Mr. Tobin clarified that the project did not cause flooding, but that the project was located in an existing flood zone.

Motion by Betsy Taylor, seconded by Earll Fontaine to grant site plan approval to Kevin and Rebecca Fraser for a new home to be built at 157 Ontario Street, Lot 1 Stinson Subdivision pursuant to plans submitted June 9, 2003, with the following contingencies:

1. Applicants will maintain natural vegetation on the stream corridor as per Monroe County Department of Planning and Development comments dated July 3, 2003.
2. Applicants will maintain the triangular conifer treed area located on the property.
3. Applicants will ensure that the vegetation in the buffered area between the applicant's lot and Ontario Street will be left undisturbed during construction.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : INDUSTRIAL EXPANSION : 5 LEHIGH STREET : SPRINGWATER SPROUTS

Mr. Neis and Mr. Horan approached the Board to discuss a 4,000 square foot addition to the Springwater Sprouts plant at 5 Lehigh Street. Mr. Neis stated that the plant was very crowded and would also undergo an interior change due to process flow. Mr. Neis also stated that the new addition would allow compliance with the most recent FDA regulations for food processing.

Chairman Heischman inquired if the same materials would be used in construction of the addition as were used in the existing building. Mr. Neis stated they would. Mr. Neis also stated that the parking area would be expanded to accommodate three additional positions; however, in order to avoid blacktopping the entire area, some of the parking area would remain graveled. The new location for the dumpster was reviewed. Chairman Heischman stated that as the building was located in a residential area, screening would be required to shield neighboring houses. Mr. Neis described the location of new fencing on the rear lot line, and stated he would use a natural buffer of trees and shrubs on side lots lines. Lot lines were reviewed.

Lighting was next reviewed. Mr. Neis stated he would install one 100-watt floodlight on the southwest side, near K&H Precision. The light would remain on 24 hours a day, but would be down-shielded to prevent light spillage.

Mr. Emerson stated there were no water issues with the project. Mr. Horan stated that downspouts would tie in with existing. No basement is planned for the addition. Stormwater runoff from the roof was not an issue. No other issues were identified.

Chairman Heischman inquired if there were any comments from the assembled. As none were noted, the public hearing was closed at 9:41 p.m.

ACTION ON THE PUBLIC HEARING ITEM

SEQR REVIEW

Motion by Betsy Taylor, seconded by Earll Fontaine to declare the Village of Honeoye Falls Planning Board the Lead agency for the purpose of determination of significance for the State Environmental Quality Review Short Environmental Assessment submitted by Springwater Sprouts.
Motion carried.

Motion by Betsy Taylor, seconded by John Hoffman to adopt the following resolution:

WHEREAS; Springwater Sprouts has prepared a Short Environmental Assessment Form for an industrial expansion at 5 Lehigh Street; and

WHEREAS; the Planning Board has reviewed proposed plans for the site; and

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

NOW THEREFORE BE IT RESOLVED, BY THE Planning Board, as Lead Agency, that the addition as proposed will not result in any significant adverse environmental impact.

Motion by Tom Judd, seconded by Betsy Taylor to grant site plan approval to Springwater Sprouts for an industrial expansion and addition to their 5 Lehigh Street facility, pursuant to plans submitted May 30, 2003, with the following conditions:

1. Approval is subject to applicant providing screening in the form of vegetation and fencing to nearby residences.
2. All lighting will be directed downward and will not extend onto other properties.

Motion carried.

INFORMAL DISCUSSION: NEW LIBRARY : TOWN OF MENDON

Mr. Brand, Mr. Cusker and Mr. Barbour approached the Board for an informal discussion regarding the new location for the Mendon Public Library. The proposed site is located behind the current library, and will be accessible via North Main Street and Monroe Street. Mr. Brand stated that the site would remain as treed as possible, with “Dark Skies” lighting, and would be accessible by sidewalk and roadway. Mr. Barbour stated that while the site was a tight fit, it was neighbor friendly and could utilize buffering with plantings. The North Main Street driveway would be used for exiting only, and the old entrance off Monroe Street could be reworked as a wider sidewalk. Mr. Judd discussed his concerns regarding North Main Street traffic. Chairman Heischman stated she had reviewed the site and found no outstanding problems with the proposed entrance.

Preliminary plans showed 68 parking spaces, but some of these may be banked for future use. Mr. Emerson discussed area drainage, emergency vehicle access, landscaping and skateboarder prevention in the proposed driveway. Mr. Brand stated he would keep in touch with Mr. Emerson as the project took shape.

APPROVE MINUTES 4/28/03

APPROVE MINUTES 5/5/03

APPROVE MINUTES 6/2/03

Motion by Earll Fontaine, seconded by Betsy Taylor to approve the minutes as amended.

Motion carried.

ADJOURN

Motion by Earll Fontaine , seconded by Betsy Taylor to adjourn the meeting at 10:27 p.m.

Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila Byrne Coleman
Planning Board Secretary*