

VILLAGE OF HONEOYE FALLS PLANNING BOARD

August 4, 2003

MEMBERS PRESENT: Denise Heischman, Chair
John Hoffman
Thomas Judd

MEMBERS ABSENT: Betsy Taylor
Earll Fontaine

ALSO ABSENT: Michael Tobin, Village Attorney

ALSO PRESENT: James Turner, Village Code Enforcement Officer; Gregg Emerson, Village Administrator; Michael Schaffron, Village Engineer; Donna Reynolds; Hans Lindenhovous; George & Mary Dickinson; Timothy Poley, Mathstone; Bob Navias; Fay Bryant; Ray & Joan Andrew; John August, David Dworkin, LLD Associates; Gary Smith, Parrone Associates; Jerry Goldman, Fix, Spindleman Brovitz & Goldman; David Leve, Nixon Peabody; Tim Pryor, ESL; David Benetti, SWBR Associates.

Chairman Heischman called the regular meeting of the Planning Board to order at 7:30 p.m.

**PUBLIC HEARING : SITE PLAN REVIEW : NEW GARAGE : 65 FAIRLEA DRIVE:
REYNOLDS**

Ms. Reynolds and Mr. Lindenhovous, her builder, approached the Board to discuss plans for an attached garage to be built at her Fairlea Drive residence. Chairman Heischman noted that a zoning variance for side setbacks had been granted to Ms. Reynolds for this project.

Mr. Lindenhovous stated that the roof pitch for the new garage would match that of the house; however, the garage would be set in slightly to give depth to the house. Chairman Heischman asked to see footprint drawings of the project; Mr. Lindenhovous produced drawings showing the footprint. Mr. Hoffman inquired about gutters and splashblocks. Mr. Lindenhovous stated that the garage would be guttered with splashblocks facing away from neighbors. Chairman Heischman inquired of Mr. Emerson if there were any water issues with the proposed garage. Mr. Emerson stated there were not.

Chairman Heischman asked about trim and building materials. Mr. Reynolds stated that the trim would be 1 ¾ ' and would match the existing on the house. All building materials are to match those of the existing house, stated Mr. Lindenhovous. Chairman Heischman inquired if there was to be any new lighting. Mr. Lindenhovous stated only new fluorescent light fixtures inside the garage. Drawings showing the poured concrete foundation and floor were reviewed.

Chairman Heischman inquired if there were any comments from the assembled. As none were noted, the public hearing was closed at 7:55 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Tom Judd, seconded by John Hoffman to grant site plan approval to Donna Reynolds for a new attached garage to be built at her 65 Fairlea Road residence, pursuant to plans received 8/4/03, dated 8/1/03.

Motion carried.

CON'T. PUBLIC HEARING : SITE PLAN REVIEW : NEW GARAGE: 45 MAPLEWOOD AVENUE : DICKINSON

Mr. and Mrs. Dickinson approached the Board to review revised plans for a detached garage. The Board noted the location of the driveway on the plans in relation to the house. The Board reviewed the proposed garage footprint.

Mr. Dickinson noted that gutters and splashblocks would be installed with the garage. Chairman Heischman asked Mr. Emerson if there were any water issues. Mr. Emerson stated there were not. Mr. Dickinson stated the siding would be vertical board and batten, with doors and windows trimmed to match the house. Chairman Heischman noted a window on the plans, and recommended that it be similar in shape as those on the house.

Chairman Heischman inquired if there were any comments from the assembled. As none were noted, the public hearing was closed at 7:50 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by John Hoffman, seconded by Tom Judd to grant site plans approval to George Dickinson for a new garage to be built at his 45 Maplewood Avenue residence, pursuant to plans submitted July 23, 2003, dated July 17, 2003.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : NEW GARAGE: 57 MAPLEWOOD AVENUE : CONWAY-MILLS

Chairman Heischman opened the public hearing at 7:57 p.m.

The Board reviewed plans for a new 948 square foot garage to be built at the Conway-Mills residence. The plans also included revisions to the existing driveway. Mr. Hoffman inquired if the existing driveway was to be moved. Mr. Turner stated that it would be expanded between the house and the lot line, but that anything past the railroad bed would be in an EPOD steep slope district. The Board reviewed the EPOD map and aerial photos of the property. Chairman Heischman stated that a SEQR would be necessary in order to proceed.

After much discussion, the Board made the following determination regarding the application:

1. Due to the location of the property in an Environmental Protection Overlay District Steep Slope area, a SEQR Long Form EAF is necessary before any approval can be granted.
2. An erosion control plan will need to be submitted for review.
3. Applicants should note any significant trees that will be affected by this project, and give a general indication as to trees that would serve a stabilization purpose.

The public hearing was left open.

CONT. SITE PLAN REVIEW : NEW TOWNHOUSES : NORTON MILLS : MATHSTONE CORP.

Mr. Timothy Poley approached the Board to discuss additional plans and supporting documentation required by the Board for their final approval for the Norton Mills project. Mr. Poley noted a revised SEQR had been submitted with no significant changes to the original. Mr. Poley noted that changed to configuration of some driveways might necessitate changed to landscaping plans. Mr. Poley stated that he

would submit an individual building landscape plan showing what a typical unit's landscaping would look like. The Board reviewed comments from the Conservation Board regarding deer-resistant plantings.

Photometric plans were reviewed next. Mr. Poley stated that Mathstone intended to use the same light fixtures used in the Clover Meadows development. Chairman Heischman stated that Mathstone use full cutoff shields on the fixtures to ensure all light was directed downward. Mr. Emerson stated that the Village would be maintaining the fixtures. Mr. Poley stated that Mathstone would comply with the direction of the Board.

The Board heard comments from the public, although the public hearing had been closed.

Bob Navias, 57 West Main Street

Mr. Navias stated several complaints regarding the development, including lighting too close to his property, buffering along the lot line area, and disposal of soils. Chairman Heischman assured Mr. Navias that all items he addressed were acceptable within the zoning criteria for the district, that public comment period for the project had passed, as the project had already been approved.

Ray Andrew, 65 West Main Street

Mr. Andrew expressed concern regarding a proposed walking path to be located on Mathstone property behind his house. Mr. Andrew stated that he felt the trail would be a significant disruption to his home if installed and used as proposed. Mr. Poley stated that Mathstone did not wish to indispose the Andrews, and discussed several options with them, including optioning their property should they decide to sell, and foregoing installation of the walking path as long as the Andrews lived in the house.

Fay Bryant, 71 West Main Street

Mrs. Bryant expressed concern regarding the walking trails. She stated she thought the trails would attract children to loiter and would be potentially upsetting and dangerous to West Main Street neighbors in that area.

After much discussion with neighbors regarding this issue, Chairman Heischman stated that it was her feeling that passive open space would contribute to the open space allotment, and that this would include the area marked for the walking path, even if it were not installed right away. Chairman Heischman stated that it would be acceptable to leave the area as public space but not formalized as a trail. However, she stated, it would be up to Mathstone to come up with a plan regarding this space. Mr. Hoffman stated that the open space should be for the benefit of the public, and that leaving the space as a grassy lawn area next to the Andrew's would not meet that criteria. More discussion ensued with residents and the Board.

After much discussion, Chairman Heischman made the following recommendations to Mr. Poley:

1. Lot lines should be marked between Mathstone property and the Andrews property.
2. Screening for Mathstone lot lines should be provided.
3. Mathstone should provide a planting scheme for the lot line screening.
4. Mathstone will provide an individual landscape plan per unit.
5. Lighting fixtures will be determined.
6. The SEQR addendum to the original is acceptable.

Mr. Poley again stated that Mathstone would try to accommodate homeowners in the area as much as possible.

**CONT. PUBLIC HEARING : SUBDIVISION REVIEW : VILLAGE SQUARE SUBDIVISION
LOTS 1, 2,& 3 : MONROE VILLAGE ASSOCIATES: WEST MAIN STREET**

Chairman Heischman addressed the applicants at 8:54 p.m.

VILLAGE OF HONEOYE FALLS PLANNING BOARD

August 4, 2003

Mr. Dworkin, August, Goldman and Smith approached the Board to review their submission for subdivision of the Monroe Village Associates subdivision. The subdivision would create a third lot to be used for an ESL kiosk ATM. The roadway is to be dedicated to the Village upon completion. The Board noted changes to the plans which showed redrawn lines for the ESL lot. Mr. Goldman noted that access agreements would be used to ensure access throughout the development.

Chairman Heischman noted that a variance necessary for 103 foot front setbacks had been granted by the Zoning Board of Appeals. Chairman Heischman stated the only issue was easements. Mr. Schaffron inquired if the easements appeared on the subdivision plan. Mr. Smith stated that they would be shown on the map that was filed in the County Clerk's office. Mr. Schaffron noted that the ESL kiosk would be accessed off a private drive, and recommended this access continue in the future. Mr. Hoffman noted that cross-easements would still be needed between lots 1 and 2. Mr. Goldman noted that the SEQR for the subdivision was addressed in the DEIS process.

Chairman Heischman inquired if there were any comments from the assembled. As none were noted, the public hearing was closed at 9:02 PM

ACTION ON THE PUBLIC HEARING ITEM

Motion by John Hoffman, seconded by Tom Judd to grant subdivision approval to Monroe Village Associates for the Village Square subdivision, pursuant to plans submitted 7/1/03, dated by Parrone Associates, with the following contingencies:

1. Cross easements will be filed the Monroe Village Associates for ingress, egress and utilities.
2. Maps will be files by Monroe Village Associates with the Monroe County Clerk's Office.
3. A SEQR Negative Declaration is in place for this project thought the DEIS filed in August 2002.

Motion carried.

CONT. PUBLIC HEARING : SITE PLAN REVIEW : VILLAGE SQUARE BLVD. : MONROE VILLAGE ASSOCIATES

Chairman Heischman addressed the applicants at 9:04 PM

Mr. Schaffron reviewed lighting issues pertinent to the development He stated that the Board should give some direction to the applicants for specific fixtures so that plans could be developed, and determine the amount of light needed to for the roadway. The Board reviewed Niagara Mohawk square shoebox fixtures. Chairman Heischman cautioned regarding an accumulation of light from neighboring businesses. Height of poles for pole fixtures was discussed. Mr. Turner stated that the applicants would need a photometric plan. The Board reviewed the overall lighting plan, drawing CD-5. The Board and applicants discussed footcandle levels and the location of cobra-head light fixtures. Mr. Emerson stated that the cobra-head fixture shown over the intersection should be relocated. Mr. Schaffron stated Mr. Smith should consider relocation of the cobra-head fixtures in his calculations. Mr. Emerson stated that crosswalk signs would also be needed.

Next discussed was the Rite Aid entrance reconfiguration. Mr. Schaffron stated that the applicants were working with Rite Aid to resolve the problem of the entrance. Mr. Goldman presented a brief history of the Gleason/ West Main Street property in regards to easements and access. Mr. Goldman stated that in 1985, subdivisions created by Gleason caused access issues between two lots, shown as lots 101 and 102 on the map. According to the map and documents filed, the access road to what is currently the Rite Aid driveway should be a minimum of 100 feet from the right-of-way on West Main Street. The actual distance for the

Rite Aid driveway is 55 feet from the right-of-way. Mr. Goldman stated that resolution of this matter may not happen immediately, but that the applicants were willing to keep working toward a resolution, but were unsure of a time frame in that resolution. Mr. Goldman stated that there would be no problem in Monroe Village Associates granting access easements to Rite Aid for their parking lot and access driveways. Mr. Goldman stated that an alternative to the access situation would be to reconfigure the plans and seek approval for the revised plans.

A discussion ensued regarding the access road and how to meet the minimum distance required. Chairman Heischman stated that when construction begins on the development, the access road will have to be closed for public safety reasons. She stated that it would be prudent to try to move the Rite Aid access drive at that time. Mr. Schaffron stated that as phased development increased, problems with the access at Rite Aid would increase as well if the situation was not addressed. A discussion ensued regarding the cost of relocation of the driveway. Mr. Emerson stated that the access road was the responsibility of the developers until dedication to the Village, then it would become a Village road. Mr. Emerson stated that he felt Rite Aid should be held to the 100 foot setback from the right-of-way. Chairman Heischman agreed that Rite Aid should not stay in agreement of the original agreement. Mr. Goldman stated that at this point, the Village was not involved in the matter as it was an issue between the two landowners. More discussion of the driveway relocation ensued.

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

ACTION ON THE PUBLIC HEARING ITEM

Motion by Tom Judd, seconded by John Hoffman to grant site plan approval to Monroe Village Associates for a new roadway to be known as Village Square Boulevard, an overall grading plan for Phase I, and stormwater management facility, pursuant to plans submitted 7/1/03, dated prepared by Parrone Associates, with the following contingencies:

1. Approval is subject to review and approval of the Village Engineer.
2. No construction will take place until all permits and approvals by all agencies are in place.
3. Applicants will comply with all Monroe County and New York State regulations in construction and development.
4. Access from the Rite Aid parcel shall be in accordance with the declaration of access agreement recorded in the Monroe County Clerk's office, Liber 6692 of Deeds, P. 224, which states access from the Rite Aid parcel shall be located a minimum of 100 feet from the West Main Street right-of-way. Due to the location of the Rite Aid building, this cross access shall be located at least 225 feet from the West Main Street intersection.
5. Monroe Village Associates shall provide a temporary easement for access to the roadway prior to dedication to the Village.

ROLL CALL VOTE:

Heischman: AYE
Hoffman: AYE
Judd: AYE

Motion unanimously carried.

CONT. PUBLIC HEARING : SITE PLAN REVIEW : ESL ATM KIOSK : MONROE VILLAGE ASSOCIATES

Chairman Heischman addressed the applicants at 10:15 p.m.

Mr. Schaffron reviewed landscaping plans and how the applicants plan to use plantings to screen headlights at the kiosk from roadway traffic. Chairman Heischman noted that the reason the applicants applied for a setback variance was for landscaping reasons. The Board reviewed the landscaping plan. Mr. Smith reviewed comments from the Conservation Board regarding plantings. Chairman Heischman suggested Mr. Smith pick a winter plant with the spirea to be visible all year long.

Mr. Schaffron stated that the Board should provide direction of the applicants in regards to what degree of uniformity the Board was seeking in lighting. Chairman Heischman stated that while the NY State ATM Lighting Standards would have to be in compliance, the lowest possible level of lighting in general was the Board's preference. A discussion ensued regarding lighting in the driveway and park areas. Mr. Schaffron stated that height and wattage of individual fixtures could be reduced due to uniformity and existing lighting.

Architectural drawings were next reviewed. Chairman Heischman stated the architectural drawings were acceptable. Chairman Heischman stated signage would be addressed separately. Access to West Main Street was also discussed. Chairman Heischman noted to the applicants that their landscaping plan should show one street tree for every 8 parking spaces.

Chairman Heischman asked if there were any comments from the assembled regarding the application. As none were noted, the public hearing was closed at 10:34 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by John Hoffman, seconded by Tom Judd to grant site plan approval to Monroe Village Associates for construction of a new ESL automatic teller machine kiosk, pursuant to plans submitted 6/11/03, dated June 6th, prepared by Parrone Associates, with the following contingencies:

1. Approval is subject to review and approval of the Village Engineer.
2. Landscaping plans must be submitted and approved.
3. Access to the West Main Street will be via an access easement granted to ESL by the developers to allow access across the private roadway.
4. Relocation of the Rite Aid access drive in accordance with the site plan approval for the roadway to be constructed by Monroe Village Associates.
5. No construction will take place until all conditions are met.

ROLL CALL VOTE

Heischman : AYE
Hoffman: AYE
Judd: AYE

Motion unanimously carried.

VILLAGE OF HONEOYE FALLS PLANNING BOARD

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MINUTES

The minutes were tabled due to the absence of Board members.

ADJOURN

Motion by Tom Judd, seconded by John Hoffman to adjourn the meeting at 10:45 p.m.
Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila Byrne Coleman
Planning Board Secretary*