

**VILLAGE OF HONEOYE FALLS PLANNING BOARD
Special Session Meeting**

August 19, 2003

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

ALSO PRESENT: James Turner, Code Enforcement Officer; Gary Smith, Parrone Associates; John August, David Dworkin, Monroe Village Associates; Jerry Goldman, Fix Spindleman Brovitz & Goldman; Dave Benetti, SWBR Architects.

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

**CONTINUATION OF PUBLIC HEARING : NEW CONSTRUCTION : 7500 SQUARE FOOT
RETAIL BLDG. : WEST MAIN STREET : MONROE VILLAGE ASSOCIATES**

The Board reviewed revised plans submitted at the meeting. Mr. Smith stated that he had received comments from the Village Conservation Board regarding trees for the planting plans and the comments had been incorporated in the plans. Mr. Smith stated that the space ratio for trees in the parking lot would be met. A discussion ensued between the Board and Mr. Smith regarding specific species of trees for the parking lot. Mr. Smith stated that as per an earlier conversation with Village Administrator Greg Emerson, he would be leaving the species blank on the plans until a landscape architect was consulted and plans met with the approval of both Conservation and Planning Boards. Plantings list and landscape layouts were reviewed.

Dumpster locations for the building were reviewed. Mr. Smith stated that the dumpster location could be changed due to recyclables or when the second planned building was built to accommodate both buildings in the future. The Board reviewed sidewalk entrances to the building and the location of the condenser unit with screening. Chairman Heischman asked about noise levels from the HVAC unit and if noise levels would accumulate with each subsequent building and/or business. Mr. Benetti explained that the units would not be that noisy and that they would be clustered in passageways between buildings to contain the noise. Mr. Hoffman stated that noise abatement measures could be taken at a later time if needed. A discussion of options for noise abatement ensued.

Mr. Smith discussed plantings near sidewalks and overhangs. A new door location was noted with a decorative paver area for outdoor seating. The Board had favorable comments for the seating area and planters located there. Mr. Judd noted that a pedestrian walkway connected to a pathway should be a comprehensive feature and extend throughout the development. Mr. Smith stated the overall Master Plan for the development planned to connect the pathways, and that the comprehensive overall plan for sidewalks connecting to the pathways was favored by the applicants.

The Board reviewed floor plans for the building. Mr. Benetti noted 3 foot overhangs with recessed lighting underneath, bracketed porch areas 4-5 feet deep with columns, and increased articulation and variation in the façade. Two gables of different sizes on the Main Street side of the building were noted. A flexible configuration of doors and windows was noted; Mr. Benetti stated this was to allow for tenant needs. All elevation drawings were reviewed. Chairman Heischman noted the elevations showed good variety with architectural features.

Lighting was next discussed. Mr. Benetti stated that the goal of the developers was to minimize lighting on the building by not using wall mount fixtures, but rather to use down-lit soffits as much as possible to contain light. The sign on West Main Street identifying the development will be lit with a gooseneck light. Chairman Heischman noted good coordination with the parking lot lighting, and suggested low-wattage bulbs be used where possible.

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Mr. Turner asked Mr. Smith about stormwater drainage. Mr. Smith stated that laterals would direct runoff to nearby storm drains. Mr. Benetti stated that the building would be tastefully and sparingly guttered but did not have specific illustrations.

Mr. Tobin stated that legal descriptions of the property were needed for sanitary sewers. Mr. Tobin also stated that due to the subdivision for the ESL lot, legal descriptions for the newly created lots were also needed. Mr. Tobin stated that future site plans should show the development Tiers for reference.

A discussion of the Rite Aid access ensued. Mr. Goldman stated that the access to Rite Aid across Village Square Boulevard would be closed during construction. Mr. Goldman stated a letter was sent to Rite Aid informing them of the closure and necessary relocation of their access drive. Mr. Goldman requested changes to the approval conditions set forth by the Board. Mr. Goldman stated Rite Aid may not wish to relocate that access after it has been closed, and the applicants did not wish to mandate a relocation if it were not necessary. Chairman Heischman stated that the relocation was a safety issue and that the relocation of the driveway was a property owner issue, and not the responsibility of the Village of Honeoye Falls to mandate whether Rite Aid chooses to open another access or not. Mr. Tobin stated that he wished to review this issue further in order to ensure that the Village did not get involved in a lawsuit. He recommended waiting until the September 8 Planning Board meeting to make a decision on changing the resolution in order to allow for his further review.

Chairman Heischman inquired if there were any comments from the public regarding the application. As none were noted, the public hearing was closed at 9:44 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Tom Judd, seconded by Earll Fontaine to grant site plan approval to Monroe Village Associates for a 7500 square foot retail building, pursuant to plans received at the meeting, dated 8/13/03, 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.

Motion carried unanimously.

ADJOURN

Motion by John Hoffman, seconded by Tom Judd to adjourn the meeting at 9:47 p.m.
Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila Byrne Coleman
Planning Board Secretary*

