

**VILLAGE OF HONEOYE FALLS PLANNING BOARD**

**September 8, 2003**

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

**ALSO PRESENT:** Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Greg Emerson, Village Administrator; Mike Sponable, MRB Group; Margot Sheppard; Tom Bushang; Carrie Clinton; Tom Tenny; Tim Hickey; Jennifer Stuckless; Chris & Sharon Herrmann; David Dworkin, John August, Monroe Village Associates; Jerry Goldman, Fix Spindleman Brovitz & Goldman.

Chairman Heischman called the regular meeting of the Planning Board to order at 7:36 p.m.

**CONTINUATION OF PUBLIC HEARING: SITE PLAN REVIEW : NEW GARAGE : 57  
MAPLEWOOD AVENUE : CONWELL / MILLS**

Chairman Heischman stated that the applicants would not be present at the meeting. She said she had visited the site and it had been determined that the site does not fall into the steep slope EPOD. Mr. Judd inquired as to what type of trees were located near the sloped area; a discussion ensued regarding the species of trees in the area. Mr. Judd stated he felt the trees were significant in maintaining the embankment.

The Board reviewed plans submitted on 8/27/03 showing the new driveway layout. Mr. Judd stated that environmental concerns should take precedence over the location of the driveway. Chairman Heischman noted that the plans showed erosion control measures as hay baled to be placed at the lowest point on the existing driveways. A discussion ensued regarding the erosion control plan. Mr. Judd and Mr. Hoffman stated that they would like to see more detailed plans showing the erosion control measures. Mr. Fontaine noted that erosion control plans had been specifically requested at last month's meeting from the applicants, and that the erosion control measures were limited to a small narrative on the new driveway layout. A discussion ensued regarding the erosion control measures. Mr. Hoffman suggested that Mr. Turner monitor the erosion control measures when construction was to begin. Mr. Emerson noted that there was not enough land disturbance from the project to warrant full blown erosion control measures for stormwater runoff.

Chairman Heischman stated that there were no problems with the plans or location of the driveway. It was noted that the height of the garage was 17' 4" as determined by the Board from documents received.

**SEQR REVIEW**

Motion by Betsy Taylor, seconded by Earll Fontaine that the Planning Board be declared the Lead Agency for the purpose of determination of significance for the State Environmental Quality Review Short Environmental Assessment submitted by Gay Mills for a new garage and driveway layout at her 57 Maplewood Avenue home.

Motion carried.

Motion by Tom Judd, seconded by Betsy Taylor to adopt the following resolution:

WHEREAS; Gay Mills has prepared a Short Environmental Assessment Form for a new garage and driveway layout at her 57 Maplewood Avenue home; AND

WHEREAS; the Planning Board has reviewed proposed plans for the project; AND

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

Motion duly adopted.

Chairman Heischman inquired if there were any further comment from the Board or the assembled. As none was noted, the public hearing was closed at 7:59 p.m.

**ACTION ON THE PUBLIC HEARING ITEM**

Motion by Betsy Taylor, seconded by John Hoffman to grant site plan approval to Gay Mills for a new garage and driveway reconfiguration to be built at her 57 Maplewood Avenue residence, pursuant to plans submitted August 27, 2003 showing the driveway layout, and plans for the building layout submitted July 7, 2003 subject to the following conditions:

1. The Code Enforcement Officer will approve placement of the erosion control measures as designated on plans dated 8/27/03.

Motion carried.

**PUBLIC HEARING : SITE PLAN REVIEW : NEW GARAGE : 90 HYDE PARK : SHEPPARD**

Chairman Heischman opened the public hearing at 8:04 p.m.

Ms. Sheppard and Mr. Buschang approached the Board to review plans for a proposed 28' by 28' detached two-car garage. The height of the proposed garage is to be 13'6". Mr. Buschang will be the builder for Ms. Sheppard.

Chairman Heischman inquired as to the siding. Ms. Sheppard stated that it would be vinyl siding to match the house, and trim would match as well. Ms. Sheppard stated that the garage would be located at the end of her driveway, in front of a stand of pine trees. A discussion ensued regarding preservation of trees during construction.

No lighting issues were noted. No setback issues were noted. Chairman Heischman said the scale of the garage looked good in relation to the house.

Chairman Heischman inquired if there were any further comment from the Board or the assembled. As none was noted, the public hearing was closed at 8:10 p.m.

**ACTION ON THE PUBLIC HEARING ITEM**

Motion by Earll Fontiane, seconded by John Hoffman to grant site plan approval to Margot Sheppard for a new garage to be built at her 90 Hyde Park residence, pursuant to plans submitted August 6, 2003.

Motion carried.

**PUBLIC HEARING : SITE PLAN REVIEW : CHANGE OF USE : 4-7 NORTH MAIN STREET : CLINTON**

Chairman Heischman opened the public hearing at 8:12 p.m.

Ms. Clinton and Mr. Tenny, the building owner approached the Board to review plans for a proposed salon and spa at 4-7 North Main Street, formerly Valentino Pharmacy. Change would be from a retail use to a beauty salon. Chairman Heischman inquired if there were to be any changes to the exterior of the building. Ms. Clinton noted that she would be installing an awning over the front of the building that faces North Main Street. Chairman Heischman discussed sign regulations with Ms Clinton in regards to the awning as that will constitute part of Ms. Clinton's signage.

Chairman Heischman asked how many people Ms Clinton would employ. Ms Clinton answered that she expected to have 8 to 10 employees. Parking for the business was next discussed. Employees and customers should not park in the rear of the building, as those spaces are reserved for the upstairs apartment tenants. Mr. Tenny stated that customers would be encouraged to park at the Episcopal Street lot.

Exterior elevations were next reviewed. Chairman Heischman noted plans showed new thermopane windows would be installed. A discussion on the doors and emergency exits ensued. It was noted that the door on the corner of North Main and Monroe Streets would open inwards to avoid a hazard to pedestrians. Ms. Taylor stated that due to the historic nature of the building, Mr. Tenny should keep in character when making renovations to the exterior of the building.

Refuse and collection were next discussed. Ms Clinton stated she would not have a high volume of refuse. Mr. Tenny stated he planned to pave the alleyway between his building and Slices to allow for garbage pick-up. Chairman Heischman inquired if there were to be any lighting changes to the building; Ms. Clinton stated there would not, with the possible exception of an entrance light. Proposed hours for the business will be Tuesday thru Thursday, 9 a.m. to 9 p.m. and Friday and Saturday from 10a.m. to 6 p.m. Ms. Clinton stated she wished to maintain the character of the district by blending in with neighboring businesses. A discussion ensued regarding cosmetic façade options. Chairman Heischman again reminded the applicants to contact Mr. Turner in regards to the awning and sign regulations.

Chairman Heischman inquired if there were any further comment from the Board or the assembled. As none was noted, the public hearing was closed at 8:36 p.m.

**ACTION ON THE PUBLIC HEARING ITEM**

Motion by Tom Judd, seconded by John Hoffman to grant site plan approval for a change of use for Carrie Clinton according to plans received August 26, 2003 with the stipulation that the applicant comply with the signage code in regards to awnings.

Motion carried.

**PUBLIC HEARING : SITE PLAN REVIEW : GARAGE ADDITION : 8 STONEFIELD PLACE : HERRMANN**

Chairman Heischman opened the public hearing at 8:38 p.m.

Mr. & Mrs. Herrmann approached the Board to discuss plans for an addition to the rear of their 8 Stonefield Place garage. The 502 square foot addition will be used as a family room. The Board reviewed plans and discussed access to the new room through the house. No access problems were identified.

Mr. Taylor noted a sycamore tree on the submission. Mr. Herrmann stated that there was a possibility that the tree would be removed during the construction process as it had been damaged by last year's ice storm and he was concerned about it falling on the house. Tree preservation methods were discussed. Mr. Herrmann stated that he would replant if the tree were removed.

Next discussed was siding and trim for the addition. Mr. Herrmann stated that the materials would match those on the house, and that the entire side of the house where the addition was to be located would be resided and re-roofed due to fading. No setback problems were noted.

Chairman Heischman inquired if there were any further comment from the Board or the assembled. As none was noted, the public hearing was closed at 8:45 p.m.

**ACTION ON THE PUBLIC HEARING ITEM**

Motion by Betsy Taylor, seconded by John Hoffman to grant site plan approval to Chris & Sharon Herrmann for an addition to their 8 Stonefield Place home, pursuant to plans received August 11, 2003.

Motion carried.

**PUBLIC HEARING: SITE PLAN RENEWAL: PINE TRAIL : CAMERON COURT APARTMENTS: CONIFER DEVELOPMENT**

Chairman Heischman opened the public hearing at 8:47 p.m.

Michael Sponable from MRB Group, acting as agent for Conifer Development, approached the Board to discuss site plan renewal for the Cameron Court apartment project. Mr. Sponable stated that due funding problems, the project had not been able to proceed as planned. Mr. Sponable stated that funding issues had been worked out.

Mr. Sponable stated that all engineering concerns cited in the original approval had been addressed. Mr. Sponable stated that Conifer was still waiting for comments from the DEC regarding the detention pond. Mr. Sponable explained that since the pond was designed prior to the implementation of Phase II regulations, and would require a variance from the DEC to exempt Conifer from the Phase II regulations. A discussion of differences in Phase I and Phase II regulations ensued. Mr. Emerson stated that a full-blown erosion control plan would be required by the DEC. Mr. Emerson stated that the DEC would be Lead Agency for Phase II. Mr. Sponable explained that the Village Engineer Michael Schaffron would receive copies of everything received and submitted to the DEC. Mr. Turner stated that he had spoken with Mr. Schaffron regarding this matter, and Mr. Schaffron expected to hear from the DEC by October.

Chairman Heischman inquired if there were any further comment from the Board or the assembled. As none was noted, the public hearing was closed at 9: 05 p.m.

**ACTION ON THE PUBLIC HEARING ITEM**

Motion by Earll Fontaine, seconded by Tom Judd, to grant site plan renewal to Conifer Development for the Cameron Court apartment project, subject to plans submitted August 11, 2003 with the following conditions:

1. Approval is subject to approval by the Village Engineer.
2. Approval is subject to applicants being granted a variance from Phase II stormwater regulations by the new York State Department of Environmental Conservation.

Motion carried.

**MONROE VILLAGE ASSOCIATES: RESOLUTION : UPDATE**

The Board discussed with applicants the resolution that was passed at the August 19, 2003 meeting. Mr. Judd stated that approval should be subject to the Village Attorney's review. After much discussion regarding the Rite Aid driveway closing and/or relocation, the Board explained that any new Rite Aid access would require Planning Board approval.

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

At their August 19, 2003 special session meeting, the Village of Honeoye Falls Planning Board granted 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 7/11/03, dated 7/11/03, prepared by Parrone Associates, with the following contingencies:

1. Approval is subject to review and approval of the Village Engineer and the Village Attorney.
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. Relocation and /or 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, or as may be agreed upon by the applicant and owner/tenant of the Rite Aid parcel with the approval of the Village Engineer and Village Planning Board.
5. Monroe Village Associates shall provide a temporary easement for access to the roadway prior to dedication to the Village.

It was noted at the meeting that any relocation of access will require Planning Board approval.

Motion unanimously carried.

Mr. Emerson stated that applicants should contact him for a pre-construction meeting when they are ready to proceed.

**APPROVE MINUTES July 7, 2003**

Motion by Tom Judd, seconded by Earll Fontaine to approve the minutes as submitted.  
Motion carried.

**APPROVE MINUTES August 4, 2003**

Motion by John Hoffman, seconded by Tom Judd to approve the minutes of August 4, 2003 as submitted. Please note that the motion to grant site plan approval for Monroe Village Associates has been amended at the September 8, 2003.  
Motion carried.

**VILLAGE OF HONEOYE FALLS PLANNING BOARD**

**September 8, 2003**

**ADJOURN**

Motion by Betsy Taylor, seconded by John Hoffman to adjourn the meeting at 9:16 p.m.  
Motion carried, meeting adjourned.

*Respectfully submitted,*

*Sheila Byrne Coleman  
Planning Board Secretary*