

VILLAGE OF HONEOYE FALLS PLANNING BOARD

October 6, 2003

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

MEMBERS EXCUSED: Tom Judd

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Wiley & Vanessa Jobe.

Chairman Heischman opened the regular meeting of the Planning Board at 7:45 p.m.

APPROVE MINUTES

Motion by Betsy Taylor, seconded by Earll Fontaine to approve the minutes of August 19, 2003 as amended.

Motion carried.

Motion by John Hoffman, seconded by Betsy Taylor to approve the minutes of September 8, 2003 as amended.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : NEW GARAGE : 108 NORTH MAIN ST : JOBE

Chairman Heischman opened the public hearing at 8:00 p.m.

Mr. and Mrs. Jobe approached the Board to discuss plans for a new 750 square foot detached garage to be built at their 108 North Main St residence. Chairman Heischman explained that the site for the proposed garage was within 50 feet of an Environmental Protection Overlay District (EPOD). She explained that this environmentally sensitive steep slope area would require additional steps in order to protect it from erosion and destabilization during and after construction. Chairman Heischman stated that the location of the project would normally require a SEQR long form EAF to be completed prior to approval. However, Chairman Heischman stated that if it was the determination of the Board that the applicants' project would not cause any adverse affect on the EPOD, and then approval for the project could still be granted, as the requirements would have been met.

Mr. Jobe stated that he had decided to build the new garage on the pad from the existing garage in order to preserve two large trees located near the garage. Mr. Jobe stated that to avoid the steep slope EPOD area, the garage could be reconfigured to angle the structure so that that the north-south line of the garage would change, and it would not lie within 50 feet of the EPOD. Mr. Jobe inquired as to what the setbacks would be for the garage; 3 feet are required. A discussion ensued regarding the angling of the structure. Mrs. Jobs stated that the current proposed location would fall within the 50 feet of the EPOD. Chairman Heischman stated that new drawings would be required if the Jobses were to change the angle of the garage. Chairman Heischman noted that the new configuration would change the dimensions of the pad, adding approximately 7 feet. Mr. Tobin suggested that the new structure be no closer to the western property line than the current structure would be.

The Board reviewed the elevation drawings of the garage. Mr. Fontaine asked what the height of the garage would be; Mr. Jobe replied it would be 18 feet without the cupola shown on the plans. Mr. Jobe stated that the pitch of the roof was adjusted to allow for storage , and that the height of the structure (without cupola) would not exceed that of the house, which is 18 feet.

Chairman Heischman asked 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 John Hoffman, seconded by Betsy Taylor that the Planning Board be declared the Lead Agency for the purpose of determination of significance for the State Quality Environmental Review Environmental Assessment for the Jobe Garage project.

Motion carried.

The Board discussed with the Jobes the importance and methods of erosion control measures near the steep slope area. Chairman Heischman stated that siltation fencing should be used during construction to prevent damaging the slope area. Also, Chairman Heischman cautioned the Jobes about allowing heavy equipment near the area, as that would endanger the slope. The Jobes were instructed to submit a revised map showing the new location of the garage, as well as proportions, building size and setbacks. Chairman Heischman will sign off on the revised map when it is reviewed.

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

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

WHEREAS ; After review of the environmental factors of the project, namely that the project is within 50 feet of a Village Environmental Protection Overlay District for steep slopes, the Board determines that the project will have no significant environmental impact as long as the project is conducted with siltation fencing for erosion control

Motion duly adopted.

Motion by John Hoffman, seconded by Earll Fontaine, to grant site plan approval to Wiley and Vanessa Jobe for a new garage to be built at their 108 North Main Street residence, pursuant to plans submitted September 10, 2003, subject to the following contingencies:

1. The west wall of the new structure will not be closer to the western property line than the existing garage as shown on the applicant's map submitted September 10, 2003.
2. Siltation fencing, solidly staked, will be used on the western property line by the applicant during construction for erosion control.
3. A revised map, drawn to scale, showing the new location of the garage, building size, proportions, scale and setbacks must be submitted prior to the issuance of a building permit.
4. The maximum height of the new structure will not exceed 18 feet.

Motion carried.

PUBLIC HEARING: SITE PLAN REVIEW: NEW GARAGE: 53 MAPLEWOOD AVENUE: TAYLOR

Chairman Heischman opened the public hearing at 8:20 p.m. Ms. Taylor recused herself from the review process, as she is the applicant for this project.

Ms. Taylor presented a model of the proposed addition to her 53 Maplewood Avenue home. The 500 square foot two-story addition will consist of a laundry and mudroom on the first floor, and a new enclosed porch. The second story will consist of a new master bedroom suite with a second story walk out deck. Ms. Taylor informed the Board that an existing porch/entryway on the east side of the house would be removed to make room for the addition.

Ms. Taylor stated that the addition was located to avoid removing large trees on the lot. However, one large Norway Maple will be removed because of the placement of swimming pool. Ms. Taylor explained that the construction vehicles will be entering from Conwell's driveway at 57 Maplewood Ave. (they have granted permission to the Taylors) and then go across volleyball court which is sand over bedrock.

The Board reviewed the elevation drawings for the proposed addition. Ms. Taylor noted the roofline of the addition would be slightly higher than that of the existing house. Two windows on the east side of the kitchen will be preserved. Metal roofing and asphalt shingles will be used for roofing. Ms. Taylor noted that railings would be needed for the new steps. Molding, windows and siding of the addition will match the existing house.

The Board reviewed photos of the lot and existing house. Chairman Heischman stated that the lot was well-treed and the loss of one tree would not be significant. Ms. Taylor stated she planned to protect other trees in the area during construction and plant additional understory trees when construction is complete. Ms. Taylor confirmed that gutters would be used on the addition.

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

ACTION ON THE PUBLIC HEARING ITEM

Motion by Earll Fontaine, seconded by John Hoffman to grant site plan approval to Betsy Taylor for an addition to be built at her 53 Maplewood Avenue residence, pursuant to plans submitted September 12, 2003.

Motion carried.

ADJOURN

Motion by Earll Fontaine, seconded by John Hoffman to adjourn the meeting at 8:50 p.m.

Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila Byrne Coleman (amended by Geriann Alford)
Planning Board Secretary*