

VILLAGE OF HONEOYE FALLS PLANNING BOARD

May 3, 2004

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

ALSO PRESENT: Mike Tobin, Village Attorney; Jim Turner, Village Code Enforcement Officer; Greg Emerson, Village Administrator; Joan Charles, Mendon Town Library; Mark Petrowski, Brian Burri, Dave Primo, Sunoco Representatives; Richard Haviland; Harry VanBeuren; Caroline Haviland

Chairman Heischman opened the regular meeting of the Planning Board at 7:30 pm

SITE PLAN AND SUBDIVISION REVIEW: 40 NORTH MAIN ST.: SUNOCO APLUS

Tom Judd recused himself from any discussion regarding this project.

SEQR REVIEW

Motion by Betsy Taylor, seconded by Earll Fontaine that the Planning Board be declared the Lead Agency for the purposes of determination of significance for the State Environmental Quality Review Full Environmental Assessment Form submitted by Sunoco Inc. for Subdivision Approval at 34 N. Main St.

Motion Carried

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

WHEREAS; Sunoco Inc. has prepared a Full Environmental Assessment Form for a Subdivision to property located at 34 N. Main St.; 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 Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required; therefore a CONDITIONED negative declaration will be prepared.

Motion duly adopted.

Chairman Heischman inquired if there were any further comment from the Board or the assembled.

RICHARD HAVILAND, owner of property located at 32 N. Main St. steadfastly opposes this projects and states that it is not consistent with the zoning established for this property. The Zoning Board claims this is not spot zoning and not a waiver of zoning, but this does seem to be the situation.

HARRY VANBUREN, 37 ½ North Main St. “If anyone stands at that spot where the driveway will be located for the library, it is almost impossible to sit there and try to get into the stream of traffic looking to the left . You have to look across the Sunoco parcel to get into traffic. The board might consider a restriction about fencing and signs so that if the library does get approval they will not hinder the view into the street.”

Mark Petrowski: as far as sign location Sunoco has no objection to moving the location of the sign. We are just trying to come into compliance. We addressed the concerns as stated and requested by the zoning and planning boards.

SITE PLAN AND SUBDIVISION REVIEW: 40 N. MAIN ST.: SUNOCO, INC.

Mark Petrowski outlined the revised site plan and subdivision request stating the only significant change to the previous plan is the outline of the lot line between properties, which has been changed to comply with conditions to the zoning variance. Specific landscaping is not final; plantings will be low because of visibility. Existing pine tree will be removed. Sign is shown 2-3 feet from actual location. Proposed canopy lighting will be recessed.

John Hoffman questioned the lighting choice verifying that flat tempered glass will be used and said lighting will be recessed.

Chairman Heishman requested a change to the wattage, from plasmatic 250 to 175. Sunoco agreed to make both of these changes.

Mark Petrowski would like to have a discussion with the board about sign description. This will take place on May 7 at 9:00.

Denise Heischman said the whole front of the building is considered a sign. Sunoco will have to submit a sign permit application.

Denise Heischman: question on screening and buffering; regulation calls for 6 ft. opaque fencing between properties with the finished side toward neighbors. Sunoco agreed to this.

John Hoffman stated that because of public controversy and change of use the Board would like assurances that subdivision doesn't take place until the town approval is granted for the library. The idea of granting this subdivision is for the good of the community. Town needs to come forward and state that they will use the land. The board will reserve decision pending application from the Town of Mendon for the Library. Also landscaping plan will be submitted to the Conservation Board for approval.

Public hearing left open

The Board will meet to discuss lighting and parking: Monday, May 17th at 7:30 PM.

APPROVE MINUTES

Motion by Earll Fontaine, seconded by Betsy Taylor to approve minutes of April 5, 2004 meeting.
Motion Carried.

Motion by John Hoffman, seconded by Earll to adjourn meeting at 10:12 PM

Motion Carried

Respectfully submitted,

*Gerianne P. Alford
Planning Board Secretary*