

VILLAGE OF HONEOYE FALLS PLANNING BOARD

July 12, 2004

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

ALSO PRESENT: Jim Turner, Village Code Enforcement Officer; Greg Emerson, Village Administrator; Joan Charles, Carol Mulligan, Harry Van Beuren, Mike Guyon and Tom Fromberger from MRB Group, Robert Healy of Labella Assoc, Laurie Guenther, Konrad Hicke, Donald Thorpe

Chairman Heischman called the regular meeting of the Planning Board to order at 7:33PM

PUBLIC HEARING: SITE PLAN REVIEW: MATHSTONE CORP./TURNER: PORCH AT 8 EPISCOPAL AVE.

Jim Turner presented plans for a 8' wide porch along the North side of the existing home. Mathstone is working with St. John's Church on obtaining an adjoining parcel 33' x 102' to allow room for the porch without a zoning variance. Mathstone is also giving a 6' x 40' piece in the corner of their lot back to the church. Andy Smith, for St. John's church, sent a letter approving the project. Deed transfer has to take place before the porch can be started. This board will need the following: St. John's church will review and approve the porch design; Property transfer documentation; village attorney approval; letter from church approving the subdivision; and Mathstone Corp. will sign the building permit.

Chairman Heischman asked if there was any input from the public, as none was noted, the public hearing was closed at 7:43 PM.

Motion by Betsy Taylor, seconded by Tom Judd to approve the application with conditions stated above.

ALL IN FAVOR
MOTION PASSED

PUBLIC HEARING CONTINUATION: SITE PLAN/SUBDIVISION REVIEW: SUNOCO APLUS: 30 N. MAIN ST.

Mark Petrowski, Bergmann Associates requests that the public hearing be closed after this meeting. All recommendations of the Conservation Board and Planning Board were satisfied. The following changes have been made to the site plan: fully shielded, flat lenses at 175 watts will be used in the canopy lights; property line moved closer to the fence; proposed fence will be 6 feet high not 4; length of the southern fence line has been adjusted to end at the edge of the pavement; and juniper plants have been replaced by more salt resistant cotoneasters. A letter has been sent to Sunoco regarding bringing signage into conformance. Sunoco has no objections to the requirements of that letter.

John Hoffman asked Sunoco for a timetable on this project. Konrad Hicke said they would begin when the town starts the library project. Chairman Heischman would like the changes in the lighting to be done sooner. Mr. Hicke said they could try to secure funds and go ahead sooner.

Chairman Heischman asked for any input from the public:

Harry VanBuren, 37-1/2 N. Main St. asked if there was going to be a new curb cut. Mark Petrowski verified that there would not be one.

Tom Judd, 43 N. Main St. is bothered by the signage resolution. If this Board feels that the present signs are not in code they should be able to overrule the decision of the Code Enforcement Officer because the law prevails.

Chairman Heischman stated this question has been addressed with the village attorney and he has made the decision that the sign permit had been granted and thus they are in compliance.

Chairman Heischman informed Sunoco that there could be no repairs or replacements to the current building signs without a new sign permit.

Chairman Heischman suggested that the SEQR Determination of Significance be changed from choice B with the satisfied conditions attached to the declaration.

Motion by John Hoffman seconded by Betsy Taylor to change Determination of Significance to choice A "Negative Declaration" with conditions met.

ALL IN FAVOR
MOTION PASSED

The Public Hearing was closed at 8:12 PM

Motion by Betsy Taylor seconded by John Hoffman to grant site plan approval according to plans submitted to the Village on June 14, 2004 and also with the conditions set out in the letter to Sunoco dated July 13, 2004 letter.

ALL IN FAVOR
MOTION PASSED

Motion by John Hoffman seconded by Betsy Taylor to grant subdivision approval according to plans submitted to the Village on June 14, 2004

ALL IN FAVOR
MOTION PASSED

TOWN OF MENDON PUBLIC LIBRARY: CONCEPT PLAN

Mike Guyon and Tom Fromberger of The MRB Group

Motion by Betsy Taylor, second by John Hoffman to declare the Village of Honeoye Falls Planning Board the Lead agency for the purpose of determination of significance for the State Environmental Quality Review Environmental Assessment submitted by the Town of Mendon.

ALL IN FAVOR
MOTION PASSED

The Board discussed with Tom Fromberger and Mike Guyon the driveway going into the library. The board would like to see this as either a one way entrance or two way, but limited to right hand turn only on exit. Moe Bickweat indicated at the May meeting that this would not be a problem. Also, to make the exit safer where it presently exists to Monroe St., two parking spots

should be eliminated in the west line of parking. The main busy times for the library are mornings after 10:00 and evenings between 6:30 to 8:30. The library opens at 10:00 am and special programs that run in the afternoons and are done by 4:30 and start again 6:30 pm. Closing is at 9:00 pm Mon-Thurs.; 5:00pm on Fri., and 4:00pm on Sat. These times do not coincide with heavy traffic hours in the Village. DOT has not reviewed this driveway proposal.

Also discussed was the possibility of raising the pavement across the parking lot at the entrance to the library. Chairman Heischman would like to see it raised for visibility and safety. Mr. Guyon suggested that it may create drainage problems. This cannot be totally determined until drainage issues have been worked out. It was decided that stop signs could be used instead.

Robert Healy, architect from Labella spoke to the Board about the lighting proposals. Bollards could be used if the lighting from the canopy does not light entrance or pedestrian area.

Chairman Heischman asked for any input from the public:

Donald Thorpe, 2 Rittenhouse Dr. hearing comments about concern about traffic concerns states that is a state highway and if the state DOT doesn't have concerns then he doesn't either. "Seldom do I see more than 10 cars in the parking lot of the library; it does not seem to be excessive. If the exiting traffic is split between Monroe and N. Main that would be advantageous. "Why is there so much concern for the trees on the acre lot. Only scrub trees have grown over the last 40 years.

Joe Cooley, 11 Locust St. thinks the building design is great but is wondering about lighting on the back of the building for security. Labella does not see any need for lighting in the back, the building will have security system.

Public Hearing was left open for the August 2, 2004 meeting.

APPROVE MINUTES

Motion by Tom Judd, seconded by John Hoffman to approve the minutes of the June 7, 2004 meeting.

ALL IN FAVOR
MOTION PASSED

Respectfully submitted,

Gerriann P. Alford
Planning Board Secretary