

**VILLAGE OF HONEOYE FALLS PLANNING BOARD**

**December 6, 2004**

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

**ALSO PRESENT:** Mike Tobin, Village Attorney; Jim Turner, Village Code Enforcement Officer; Tom Fromberger and Duncan Jackson from MRB Group; Art Babcock, Land Surveyor; Wayne Menz; Donald Menz; Carol Oster and Andy Bodewes from Conifer Realty

Chairman Heischman called the regular meeting of the Planning Board to order at 7:30PM

**SEQR REVIEW: 90 ONTARIO ST. – MENZ**

Motion by Betsy Taylor, seconded by Earll Fontaine, to designate the Village of Honeoye Falls Planning Board Lead Agency for the purposes of determination of significance for the State Environmental Quality Review submitted by Art Babcock, PLS, for subdivision approval at 90 Ontario St.

ALL IN FAVOR  
MOTION CARRIED

Ms. Taylor questioned the need for SEQR Review. Chairman Heischman indicated that because the property is in a historical district SEQR Review is required.

The Board would like to clarify to the applicant that this review is for the purposes of subdivision only and any proposed development on the property will require further review.

Chairman Heischman questioned where the Zoning Data information came from, because it does not meet with Village of Honeoye Falls Zoning Data. This will need to be changed on the final milar map.

Gerian Alford indicated to the Board that a Flood Zone map shown on the ArcMap system does not show the line of demarcation between Zone A5 and Zone B to be in the same location as it is shown on the Subdivision Map submitted by Mr. Babcock. Mr. Babcock indicated that he used the FEMA website to get a map and he then overlaid their map on his to show the location of the Flood Zones. The final mylar map will need to have a statement that this line is not based on survey data and is an approximation.

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

WHEREAS; Art Babcock, Land Surveyor, has prepared a Full Environmental Assessment Form for property at 90 Ontario St. in the Village of Honeoye Falls; AND

WHEREAS; the Planning Board has reviewed proposed subdivision plans; AND

WHEREAS; considering the magnitude and importance of each impact, the Planning Board finds that there will not be a significant effect for this Unlisted Action; therefore a negative declaration will be made.

ALL IN FAVOR

MOTION CARRIED

**SUBDIVISION REVIEW: 90 ONTARIO ST. – MENZ**

Chairman Heischman asked if there was any input from the public, as none was proposed, the public hearing was closed at 8:06 p.m.

Motion by Earll Fontaine, seconded by Betsy Taylor, to give contingent approval for subdivision of lot at 90 Ontario St. according to plans received on Nov. 29, 2004, contingent on the changes being made to ZONING DATA section of the map and note regarding Flood Zone to be added to final map.

ALL IN FAVOR

MOTION CARRIED

**CONCEPT PLAN REVIEW: SENECA PLACE: PINE TRAIL**

Chairman Heischman opened public hearing at 8:07 p.m.

Duncan Jackson outlined the project.

The Board states that the layout and landscaping look good but the look of the 3 bedroom building is unsatisfactory.

Items the Board would like to see changed are as follows:

1. Land banked parking spaces and handicapped parking spaces to be relocated;
2. Lighting to be revised to show high pressure sodium, shielded lighting design;
3. Change the appearance of the 3 bedroom unit;
4. More landscaping detail; and
5. Details of construction signs to be submitted.

**SEQR REVIEW: SENECA PLACE: PINE TRAIL**

Motion by Earll Fontaine, seconded by John Hoffman, to designate the Village of Honeoye Falls Planning Board Lead Agency for the purposes of determination of significance for the State Environmental Quality Review submitted by Duncan Jackson, as agent dated November 12, 2004

ALL IN FAVOR

MOTION CARRIED

**BUSINESS MEETING**

Motion by Betsy Taylor, seconded by John Hoffman to approve the schedule for Planning Board meetings in 2005.

ALL IN FAVOR

MOTION CARRIED

**APPROVE MINUTES:**

Motion by Betsy Taylor, seconded by John Hoffman, to approve the minutes of the November 1, 2004 meeting of the Planning Board, as amended.

ALL IN FAVOR

MOTION GRANTED

Motion by John Hoffman, seconded by Earll Fontaine to adjourn meeting at 9:15p.m.

ALL IN FAVOR

MOTION GRANTED

*Respectfully submitted,*

*Gerriann P. Alford*

*Planning Board Secretary*