

VILLAGE OF HONEOYE FALLS PLANNING BOARD

January 3, 2005

MEMBERS PRESENT: Denise Heischman, Tom Judd, Earl Fontaine

ALSO PRESENT: Jim Turner, Village Code Enforcement Officer; Tom Fromberger and Duncan Jackson from MRB Group; Roger B. Langer, Jr. of NH Architecture; Carol Oster and Andy Bodewes from Conifer Realty.

Chairman Heischman called the regular meeting of the Planning Board to order at 7:34PM

SITE PLAN REVIEW: SENECA PLACE: PINE TRAIL

Tom Fromberger addressed the Board about the changes made to the plan based on the meeting of this Board on 12/6/04. Parking spaces have been altered, there is now a utility shed, sidewalk has been extended, a proposed lighting plan has been submitted, landscaping has been added to units in front, a proposed roadway construction detail is submitted and a sign detail.

Roger Langer addressed the architecture detail.

Mr. Judd would like to see more variations in color. Chairman Heischman asked if the sierra color could be darker. Mr. Langer explained that the darker colors allows for expansion and contracting of the siding. Chairman Heischman suggested that different colors would help the tenants to identify their own building better. Mr. Langer explained that, for security purposes, they want to stay away from this feature, so only the main entrance will be used, utilizing the intercom system for visitors. The board would like to see a visual breakup because this is a pretty large structure. Chairman Heischman pointed out that the previous approval for this project had more differences in color mass. Ms. Oster suggested changing the colors of the main entrances. Chairman Heischman also suggested changes in texture. Mr. Langer will prepare a new drawing and submit it to the Board.

The LaBella comments will be addressed by MRB Group.

To address the last comment from LaBella addressing the Stormwater Pollution Prevention Plan, Mr.

Fromberger said they would probably use grasses designated for wetland vegetation. Mr. Jackson said Aquatic vegetation set out by DEC will be addressed and spelled out. Chairman Heischman suggested try to minimize open spaces to avoid gathering of geese in the area. Chairman Heischman suggested that the Conservation Board for the Village work with the planners on landscaping.

Lighting options were discussed. Chairman Heischman expressed the desire for fully shielded lighting, not the shoe box design. MRB will look into this

Mr. Fontaine asked if these units would be rented or sold. Ms. Oster said they will need to be maintained as affordable rented housing for 50 years in order to meet the funding requirements.

Chairman Heischman asked if there was any input from the public, as none was noted, the Public Hearing was closed at 8:15 PM

BUSINESS MEETING

SEQR REVIEW: SENECA PLACE: 300 PINE TRAIL

Motion by Earl Fontaine, seconded by Tom Judd, to adopt the following resolution:

WHEREAS; Duncan Jackson, as agent, has prepared a Full Environmental Assessment form for property at 300 Pine Trail in the Village of Honeoye Falls; AND

WHEREAS; the Planning Board has reviewed proposed site plan; AND

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

ALL IN FAVOR
MOTION PASSED

SITE PLAN APPROVAL: 300 PINE TRAIL: SENECA PLACE

Motion by Tom Judd, seconded by Earl Fontaine, to grant site plan approval, pursuant to plans received by the Village on December 10, 2004 from MRB Group, subject to the following conditions:

1. NH Architecture will submit a revised Exterior Elevation drawing, outlining color and siding variations, as discussed at the meeting;
2. All comments outlined by LaBella Associates letter of January 3, 2005 will be addressed and approved by LaBella Associates; and
3. All comments outlined by the Department of Planning and Development response form dated December 3, 2004 will be addressed and approved by the departments involved.

The following suggestions were made by the Board to NH Architecture: The center section within decorative gable ends north, south, east and west of main building are to have building elements that will have same gable end treatment, larger elements having shake vinyl shingles and smaller elements having horizontal vinyl, to be of two complimenting colors, different from the main color. Change the color on clapboard at middle entry section; pick up sand/ivory color. The Board will also need to see a pond landscaping detail. These will be reflected on elevations to be signed by Planning Board.

ALL IN FAVOR
MOTION CARRIED

Motion by Tom Judd, seconded by Earl Fontaine, to adjourn the meeting at 8:28 PM.

ALL IN FAVOR
MOTION GRANTED

Respectfully submitted,

*Gerianne P. Alford
Planning Board Secretary*