

VILLAGE OF HONEOYE FALLS PLANNING BOARD

June 6, 2005

MEMBERS PRESENT: John Hoffman, Acting Chairman; Betsy Taylor; Joe Cooley; Judy Tobin

MEMBER ABSENT: Denise Heischman

ALSO PRESENT: Jim Turner, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*; Greg Emerson, *Village Administrator*; Timothy Poley, *Applicant*; John Pagan, *Architect*; Donald and Suzanne Menz, *Applicants*; Art Babcock, *Land Surveyor*; Chris Nuccitelli, *Applicant*; Randy Bebout, *FRA Engineering*; Moe Bickweat, *Mendon Town Supervisor*; Joan Charles, *Mendon Library Trustee*; Mike Guyon, *MRB Group*; Robery A. Healy, *Labella Associates*; David Dworkin; John August; Marv Vahue; Carol Mulligan; Kenneth Mundt; Hank Besanceney; Brian Markham; Kevin Shraeder; Irene Terry; Don Terry;

SITE PLAN REVIEW: LOTS #2 and #7 NORTON MILLS SUBDIVISION

Timothy Poley addressed the letter he received from Chairman Heischman on 5/20/05. This letter asked him to submit site plans showing utility, landscape and lighting details. Mr. Poley feels the stone detail, requested by the Board, is really unnecessary because of the extensive landscaping. The Board is concerned that both of these lots will have the same building, they specified to Mr. Poley at the May 2, 2005 meeting that they would prefer to see different styles of buildings on each lot. John Pagan addressed this: he stated that each building will be turned to give it a different look from the street. Lots 1, 5 and 8 will be a two story building for variation in height. Mr. Pagan drew a site plan in three dimensions with all buildings to show the overall look of the development.

Chairman Hoffman addressed the front setback requirement of 1-10'. The Northwest corner of the building on Lot 2 is over the 10'. John Pagan will amend the site plan to bring this into conformance.

Mr. Tobin requested that Mr. Pagan prepare individual Construction Plans for each lot, because the front, rear and side elevations will be different if the buildings are turned around. Mr. Pagan will prepare these accordingly. Mr. Pagan clarified for the Board that on Lot 2, the right side elevation shown on the drawing received by the Village of Honeoye Falls on May 10, 2005 will be the front of the House facing Nortons Race. On lot 7, the left side elevation shown on said drawing, in a mirrored image will be the front of the House facing Nortons Race.

Chairman Hoffman asked if there was any input from the public. As none was noted, the public hearing was closed at 8:25 PM.

Motion by Joe Cooley, seconded by Betsy Taylor, to grant conditioned site plan approval to Norton Mills LLC for Lots #2 and #7. Conditioned on submission of revised Construction Plans showing the correct elevations.

ROLL CALL VOTE:

John Hoffman	AYE
Betsy Taylor	AYE
Joe Cooley	AYE
Judy Tobin	NAY

MOTION PASSED

SEQR REVIEW: 160 ONTARIO STREET: MENZ

Motion by Betsy Taylor, seconded by Judy Tobin, 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 Arthur J. Babcock P.L.S. for building a single family home at 160 Ontario St.

Mr. Tobin suggested that due to the fact that the SEQR review done for the subdivision on 90 Ontario Street, which included this lot, the environmental issues are the same. The board sees no significant impact, except that the applicant is building in the flood zone. Applicant will build according to all flood plain requirements. There is no basement. The crawlspace and windows allow for the drainage and the home will be built according to §190-74 of the Code of the Village of Honeoye Falls.

Chairman Hoffman inquired where the information on species of plant or animal life came from, as indicated on page 4 of 12 of the SEQR. Mr. Babcock said he received this information from the DEC and the last known location of endangered species was the Town of Mendon, not specifically this lot or location.

Motion by Betsy Taylor, seconded by Joe Cooley, to adopt the following resolution:

WHEREAS; Art Babcock, Land Surveyor, has prepared a Full Environmental Assessment Form for property at 160 Ontario St. in the Village of Honeoye Falls; AND

WHEREAS; the Planning Board has reviewed the required 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

SITE PLAN REVIEW: 160 ONTARIO ST.: MENZ

Mrs. Taylor asked about the letter from Chairman Heischman. "The Board would like to see the house more in line with neighboring homes". Does this refer to the line of décor or the front setback line? Chairman Hoffman clarified that this is in reference to the front setback. The house immediately to the east of the subject property is much closer to the road, and the home west of the subject property is further back. The Village of Honeoye Falls Design Criteria calls for conformance to neighboring properties. Many of the properties to the east of this lot are less than an acre and this property consists of 16.6 acres and the if the house were located closer to the street, it would not look right. The Board concluded that the shown setback for this property fits for the lot.

Donald Menz stated to the Board that this property has been in his family for 80 years and this side of the creek never floods. The main house at 90 Ontario St. got the flooding, when it occurred. Art Babcock let the Board know that the proposed contours shown on the drawing have been altered due to fill that has been brought in. The drawings will be revised and submitted for approval. The Village of Honeoye Falls

will also require submission of as-built drawings when the final contours are established. Chairman Hoffman indicated we need to know that drainage will not go onto the neighboring properties

Mr. Tobin stated that another request in Chairman Heischman's letter of May 20, 2005 was that the flood zone lines between Zone A5 and B were to be shown on the site plan. Mr. Babcock indicated that he believes there is discrepancy in this because he did a hydraulic study and the lines shown on the flood map differ from his calculations. The Board would still like to see this on the site plan and Mr. Babcock will be submitting a revision request to FEMA.

Mrs. Taylor noted that the detail on the sides and back of the house do not match those on the front. The board would like to see the frieze board continued around the house and window trim continuous throughout. Mrs. Taylor indicated it is the policy of the village to see the conformity on all sides.

The Board addressed the Engineering Review Form submitted by Michael Schaffron, LaBella Associates. The Board inquired to Mr. Emerson whether or not the water line goes under the creek. Mr. Emerson does not know the exact elevation of the water main. This will need to be determined to verify the 2% slope to the house can be maintained. The Board is concerned they will not be able to tie into the sewer line because of the elevations. This will need to be verified by the applicant.

The Board requested a new site plan (with corrected contours and Flood Zone lines) and revised elevations drawings (showing trim detail) for continuation of site plan review at the next Board meeting.

Chairman Hoffman asked if there was any input from the public. None was noted, this public hearing will be left open for the next meeting.

SITE PLAN AMENDMENT REVIEW: 19 W. MAIN ST.: TWO COWS COFFEE LLC.

Chris Nuccitelli is proposing to put 4 – 30" cast iron tables with two white plastic chairs per table outside the front of his business. The tables and chairs will be brought out in the morning on fair weather days and brought inside at close of business. Storage in the building will accommodate the tables and chairs. Tables will be placed close to the building, within a couple of inches. Chairman Hoffman indicated this would require an amendment to the original site plan, because the plan did not include doing business outside. The village is discussing this issue for the rest of downtown and may have some legislation in place for next year, so this approval will only be good for the remainder of this season, after that they may have to follow the new code. Insurance is required; indemnification for the village, in case there is an accident due to these tables being on the sidewalk.

Motion by Judy Tobin, seconded by Betsy Taylor to grant site plan approval for this application with provisions set out in Mr. Nuccitelli's letter dated May 20, 2005. This approval is granted through October 31, 2005.

ALL IN FAVOR
MOTION GRANTED

SITE PLAN APPROVAL EXTENSION: PINE TRAIL: PINEBROOK APARTMENTS:

Randy Bebout, FRA Engineering, is requesting another extension of site plan approval. Originally, FRA indicated they would only be asking for two extensions, which have already been granted, but because of

funding requirements they need a third extension. Easements have not been established with Lewis property. Chairman Hoffman inquired if the SEQR would change. Mr. Bebout indicated the retention pond is more than sufficient to take care of flood issues. Mr. Emerson stated the village had large concerns about the size of the pond and retention system and would rather see them tie into the sewer system. George Kaleh knows he has to have the easements in place before this project can begin. Neighbors have to be in agreement with the easements and that has not been worked out yet.

Motion by Joe Cooley, seconded by Betsy Taylor, to extend the site plan approval with the conditions stated in Village of Honeoye Falls approval letter of May 6, 2003. The Board will require a letter from the site engineer indicating there are no changes environmentally, to eliminate the need for another SEQR review.

ALL IN FAVOR
MOTION GRANTED

INFORMAL DISCUSSION: MENDON PUBLIC LIBRARY: ARCHITECTURAL DESIGN

Moe Bickweat presented the site plan prepared by The MRB Group and building design prepared by LaBella Assoc.

Mr. Guyon of The MRB Group introduced the site plan proposing the library to be located Village Square on W. Main Street. The Town of Mendon will purchase a parcel from Monroe Village Assoc. and put up a 12,500 sq. ft. building.

Mrs. Taylor said the parking lot looks too large and may need to be broken up as it was done in the front of the development. They could bank some spaces with grasses to be paved later. Chairman Hoffman asked if there was a standard requirement in place for libraries that would supersede the village requirements for parking spaces. Mr. Guyon will check into this and present it to the Board.

Robert Healy, LaBella Assoc., introduced the concept of two major program spaces in one building. They are designed as bookends. Reading room and community meeting rooms would be the bookends designed as mill buildings. Reading room opens out into a garden. The community meeting rooms will have a separate entrance so they can be open after library hours. The center entrance brings you into the circulation zone and main library. There is a teen area in the center of the rear of the building, behind the circulation desk, facing the pond area.

The Board suggested the reading area should look out over the pond and park. Mr. Healy noted that the reason it is located on the lot is to avoid being blocked by a building in that would prevent it from being seen from W. Main St. Mr. Dworkin was asked to state that they would avoid putting a building directly in front of the library. He said that was the intention.

INFORMAL DISCUSSION: PROPOSAL FOR 68-70 EAST ST: KENNETH MUNDT

Mr. Mundt is looking for support from the village to develop this site with something other than one family residences. This would require a zoning change from the Board of Trustees. He went to the Board of Trustees to make this request and was told to bring his proposal to the Planning Board for input.

The Board was addressed by several neighbors who disapprove of this idea, because this is a R-1 district and only one family residence should be allowed to go on the property.

After the Board discussion it was the general consensus of the members present that they would not support rezoning of this parcel from R-1 to RA, because they do not approve of what appears to be “spot zoning” and it appears to this Board that the proposed project would have a detrimental effect on the single family residential character of the neighborhood.

APPROVE MINUTES:

Motion by Judy Tobin, seconded by Betsy Taylor, to approve the minutes of the May 2, 2005 meeting of the Planning Board.

ALL IN FAVOR
MOTION GRANTED

Motion by Joe Cooley, seconded by John Hoffman, to adjourn the meeting at 10:30 PM

ALL IN FAVOR
MOTION GRANTED

Respectfully submitted,

*Gerianne P. Alford
Planning Board Secretary*