

VILLAGE OF HONEOYE FALLS PLANNING BOARD

July 11, 2005

MEMBERS PRESENT: Denise Heischman; John Hoffman; Joe Cooley; Judy Tobin

MEMBER ABSENT: Betsy Taylor

ALSO PRESENT: Jim Turner, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*; Mike Stratton and Steve McIlwaine, *Applicants*; Timothy Poley and Max Stoner, *Applicants*; Donald and Suzanne Menz, *Applicants*

SEQR REVIEW: GM PARKING LOT: 10 CARRIAGE STREET

Motion by John Hoffman, seconded by Joe Cooley, 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 General Motors for building a parking lot at 10 Carriage Street.

Mr. Tobin informed the Board that this application requires a long form SEQR pursuant to Village of Honeoye Falls Code Chapter 89 §6, which designates any parking lot over 10 spaces to be a Type I action. Mr. Tobin stated the negative declaration made by this Board could be conditioned upon review of the long form.

Motion by Judy Tobin, seconded by John Hoffman, to adopt the following resolution:

WHEREAS; Steve McIlwaine, has prepared a Short Environmental Assessment Form for property at 10 Carriage St. in the Village of Honeoye Falls; AND
WHEREAS; the Planning Board has reviewed the required plans;
WHEREAS; the applicant is required to fill out the Long Form Environmental Assessment Form;
AND
WHEREAS; considering the magnitude and importance of each impact, the Planning Board finds that there will not be a significant effect for this Type I Action; therefore a negative declaration will be made.

ALL IN FAVOR
MOTION CARRIED

SITE PLAN REVIEW: GM PARKING LOT: 10 CARRIAGE STREET

Chairman Heischman opened the public hearing at 7:40PM.

Mike Stratton and Steve McIlwaine outlined for the Board plans to add a 66 space parking lot at 10 Carriage Street on approximately 25,300 sq. ft. of their property. The public foot path will still be accessible. The Board informed the applicants that the Village of Honeoye Falls is in the process of adopting a Lighting Ordinance and they will have to conform to this ordinance when it is adopted.

Chairman Heischman asked if there was any input from the public, none was noted.

Motion by Joe Cooley, seconded by John Hoffman, to grant site plan approval for parking lot at 10 Carriage Street, pursuant to plans received by the Village of Honeoye Falls on May 9, 2005, contingent on review of a long form SEQR

ALL IN FAVOR
MOTION CARRIED

SITE PLAN REVIEW: LOTS #3 and #6 NORTON MILLS SUBDIVISION

Timothy Poley and Max Stoner outlined for the Board their proposals for 2 family structures at Lots 3 and 6 on Nortons Race.

Mr. Poley informed the Board that the buildings on lots 8 and 5 will be two story/2 family homes, which have not been designed yet. Lot 4 will be the same as Lots 2, 3, 6 & 7. Chairman Heischman would like to see more variation in the building design. Mr. Cooley commented that the plan works well over all. Mr. Hoffman noted that you actually have to go into the subdivision to see the similarity in the buildings; they are not seen from Norton Street. Tim Poley said they would accommodate the Village any way they wish.

The Street (Nortons Race) will be done by October 31, 2005 and Norton Mills LLC would like to get an agreement from the village for plowing before the next winter.

Mike Tobin stated that easements are needed between properties for the common driveways and the pathway before the first occupancy. Mr. Stoner will work on these easements and send them to Mr. Tobin for review.

Chairman Heischman asked if there was any input from the public, none was noted.

Motion by Joe Cooley, seconded by Judy Tobin, to give site plan approval for Lot 3 and Lot 6, pursuant to plans submitted to the Village of Honeoye Falls on June 23, 2005, contingent on easements for shared driveways and pathway being filed with the Monroe County Clerk before the issuance of any Certificates of Occupancies.

ALL IN FAVOR
MOTION CARRIED

SITE PLAN REVIEW: 160 ONTARIO STREET: MENZ

Mr. and Mrs. Menz submitted to the board the revised plans made pursuant to the last board meeting. The Board reviewed the website for Archeologically Sensitive Areas (www.oprhp.state.ny.us/nr/main.asp) The reference property is not in the national register for Archeo Sensitive Areas.

Chairman Heischman requests that, because the property is on the creek and this water goes into our drinking water supply, the owners not allow dirt or pesticides to go into the creek to keep the water clarity undisturbed.

Mr. and Mrs. Menz would like to address the back and side window and door trim requirements. They attended the Homearama show and none of the houses had trim on the back and sides, it will cost approximately \$1500 to put up the extra trim and it will not be seen by anyone from the street. Chairman Heischman informed the applicants that the Village of Honeoye Falls includes this detail in the design criteria to avoid this practice of not trimming the back and sides of houses. The board feels it is reasonable to allow the applicants to eliminate the trim from the rear, but leave in on the sides.

Chairman Heischman asked if there was any input from the public, as none was noted, the public hearing was closed at 9:15 PM

Motion by Judy Tobin, seconded by Joe Cooley, to grant site plan approval for this application, pursuant to plans submitted to the Village of Honeoye Falls on June 2, 2005 with window and door trim eliminated in the rear elevation.

ALL IN FAVOR
MOTION GRANTED

APPROVE MINUTES.

Motion by Joe Cooley, seconded by John Hoffman, to approve the minutes of the June 6, 2005 Planning Board Meeting.

ALL IN FAVOR
MOTION GRANTED

LIGHTING DISCUSSION

Mike Tobin will do a final review and present it to the Board of Trustees at their July 18, 2005 meeting.

Motion by John Hoffman, seconded by Joe Cooley, to adjourn the meeting at 9:30 PM

ALL IN FAVOR
MOTION GRANTED

Respectfully submitted,

*Gerriann P. Alford
Planning Board Secretary*