

VILLAGE OF HONEOYE FALLS PLANNING BOARD

January 9, 2006

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

ALSO PRESENT: Geriann P. Alford, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*; Greg Emerson, *Village Administrator*; Harold Joint; Roger DeMarco; Ryan Stoner; John Pagan; Mark Stephens; Richard Wood; Shirley Roeser; Ray Milne

Chairman Heischman called the meeting to order and opened the public hearing at 7:30 PM

SITE PLAN APPROVAL: 173 EAST ST.: WOOD

Richard Wood presented plans to put a new front façade on the house at 173 East Street. Mr. Wood brought in pictures of 30 other houses in the neighborhood to show that his plans match those.

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

Motion by Judy Tobin, seconded by John Hoffman, to grant site plan approval based on the elevations shown on plans received by the Village of Honeoye Falls on December 12, 2005 .

ALL IN FAVOR

MOTION GRANTED

SUBDIVISION REVIEW; SEQR REVIEW AND SITE PLAN APPROVAL: 84 HYDE PARK: DEMARCO

Roger Demarco presented the plans for subdivision and site plan for property at 84 Hyde Park. He is splitting the lot in half to create two lots. Mr. Demarco asked if there could be consideration for a basement to be built in the flood zone. Mike Tobin informed him that our statute does not allow it. Mr. Demarco will build the house without a basement.

The Board discussed the location of the house on the lot. It was agreed that the location proposed was good. The full front porch is also acceptable with this Board. Lighting would be recessed under the porch roof.

John Hoffman asked Mr. Demarco what the trim would be on the sides of the house. Mr. Demarco said they could put 4" lineal on the windows and shutters on the upper window at the right side elevation.

Chairman Heischman asked if there was any input from the public.

Mr. Joint asked if the house could be built higher so the basement would be two feet above the flood plain. This could be done, but is not recommended.

SEQR REVIEW:

This Board performed the SEQR review at their October 10, 2001 meeting and at said meeting declared the Planning Board as lead agency for the purposes of determination of significance. The resolution declared no significant environmental impact exists. Mr. Demarco submitted a letter to the Board dated December 9, 2005, stating that no changes have occurred since his submission of the Full Environmental Assessment Form, dated September 4, 2001.

Motion by Betsy Taylor, seconded by John Hoffman, to renew the negative declaration based on Full Environmental Assessment Form dated September 4, 2001.

ALL IN FAVOR

MOTION PASSED

Motion by Judy Tobin, seconded by John Hoffman, to approve subdivision of 84 Hyde Park as shown on Site Plan entitled "Resubdivision of Lot 1 of Hyde Park Subdivision, dated September 4, 2001, updated by Zerkel Land Surveyors on November 28, 2005.

ALL IN FAVOR
MOTION PASSED

Motion by Joe Cooley, seconded by Betsy Taylor, to approve Site Plan as shown on Site Plan entitled "Resubdivision of Lot 1 of Hyde Park Subdivision, dated September 4, 2001, updated by Zerkel Land Surveyors on November 28, 2005 and pursuant to elevation drawings received by the Village of Honeoye Falls on December 9, 2005 contingent on the following conditions:

1. Applicant must comply with FEMA requirements pursuant to Flood Zone and all provisions called for in Village of Honeoye Falls Zoning Code Article IV for Environmental Protection Overlay Districts and Article VIII for Flood Damage Prevention will be followed;
2. Recessed lighting on porch;
3. Trim details will be added to the side elevations;
4. The dwelling will not have a basement
5. The elevation detail shall be revised to show freize board;

ALL IN FAVOR
MOTION GRANTED

SITE PLAN APPROVAL: LOTS #1, 4, 5, & 8 NORTONS RACE: NORTON MILLS LLC.

John Pagan presented plans for the two story residential buildings to be located on Lots #1, 4, 5 & 8 of Norton Mills. All zoning set back requirements are met and no variances are needed. Entrances are located on two different sides of the home as previously requested by the Planning Board. The cupola on all four buildings will be different. The final building plans will be submitted and this Board gives Denise Heischman the ability to give final review and approval for design of each building. Color variations were discussed. There would be a total of three different colors used, no two buildings next to each other would be the same color.

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

Motion by Betsy Taylor, seconded by Judy Tobin, to grant site plan approval for lots 1, 4, 5 & 8 pursuant to plans received on December 18, 2005 giving Denise Heischman approval to review the final building plans with no significant architectural changes.

ALL IN FAVOR
MOTION GRANTED

SITE PLAN APPROVAL: 41 W. MAIN ST: JOINT

Harold Joint plans to have three apartments on the second floor of the building at 41 W. Main St. The Board would like to see more trim or shutters on the south side of the building.

Chairman Heischman asked if there was in input from the public, as none was noted the public hearing was closed at 8:44 PM.

Motion by Judy Tobin, seconded by Joe Cooley, to grant the site plan approval at 51 W. Main Street to allow an additional apartment on the second floor.

ALL IN FAVOR
MOTION GRANTED

INFORMAL DISCUSSION: MARK STEPHENS

Mr. Stephens is interested in purchasing the property presently owned by Alfred Mustardo and Garry Brower, bearing tax account no. 228.10-1-1.1 on W. Main Street. Mr. Stephens would like to put up a funeral parlor at this location and the present Zoning (LI) does not allow this use. After some discussion the Board agreed they would be willing to give it some consideration.

PARKING SIGNS

Greg Emerson presented drawings for the proposed public parking sign and possible locations.

SANDWICH SIGNS

The Board reviewed the recent application of The Write Book and Gift Shop to put up a sandwich sign. Under the present code they would not be allowed to put one up if it is not located on their own property. The Board will recommend to the Board of Trustees a new local law allowing the placement of a sandwich sign outside the lot line in a location determined appropriate by the Code Enforcement Officer.

APPROVE MINUTES

Motion by Judy Tobin, seconded by Betsy Taylor, to approve the minutes of the December 5, 2005 Planning Board Meeting.

ALL IN FAVOR

MOTION GRANTED

Motion by Betsy Taylor, seconded by Joe Cooley, to adjourn the meeting at 10:10 PM

ALL IN FAVOR

MOTION GRANTED

Respectfully submitted,

*Gerianne P. Alford
Planning Board Secretary*