

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

ALSO PRESENT: Geriann P. Alford, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*; Jim Turner; Ryan Stoner; John Pagan; John Sciarabba, L.S., *LandTech*; Brian Burri, *Bergmann Assoc.*

Chairman Heischman called the meeting to order and opened the public hearing at 7:40 PM

SITE PLAN APPROVAL: 40 N. MAIN ST.: SUNOCO APLUS

Brian Burri of Bergmann Associates is proposing three items to the Board. Signage will be changed to come into compliance with Village of Honeoye Falls code; a new canopy over the gas pumps and new building surface.

The canopy will have a more residential look with asphalt shingles, brick veneer at the base of columns and no signage. The new canopy will higher than the existing canopy by about 4'. The increase in height is required for clearance required for the fire suppression system. There will also be recessed lighting. A variance will be required for the height of the canopy being taller than the main structure.

The building surface will be an efis surface with brick veneer at the base. The rainbow band on the building will be removed and replaced with a smaller yellow band and smaller arch sign of 7', from the existing 13' all as shown on plans dated 3/6/06

For signage, the bottom gas pump signs will remain, but the tops will be a solid blue band. The pylon sign will be replaced with monument sign. A sandwich sign to meet the requirements of the code will be used regularly. Because there are three pumps, the total number of signs will be six (6), including the sandwich sign, and this will require a variance from the allowed number of three (3).

Propane tanks will be relocated to the side fence.

Mr. Cooley asked why the brick veneer is only being proposed on one side of the building. Mr. Burri responded they can't bring it along the glass and on the other side as it would affect the width of the sidewalk needed for ADA accessible compliance. The Board suggested that a different surface be used in place of the brick and it be continued across the whole building.

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

Motion by Judy Tobin, seconded by Betsy Taylor, to grant site plan approval based on the elevations shown on plans received at the meeting, contingent upon variances granted by Zoning Board for number of signs and height of the canopy.

ALL IN FAVOR
MOTION GRANTED

SITE PLAN APPROVAL: 8 & 18 NORTON ST. and 1 LEHIGH ST.: MATHSTONE

Ryan Stoner and John Pagan presented the plans for Mathstone. Mathstone is looking for preliminary site plan approval and this would be followed by engineered drawings. Full form SEQR required because of the increase of parking spaces by more than ten (10) at both locations.

At 8 Norton Street an addition would be put on the existing building with a breezeway in between connecting the new structure with the existing structure. First floor would be a Laundromat and the upstairs would house an apartment.

At 18 Norton Street the building and new building would contain one retail unit and four apartments, one downstairs and three upstairs. The lower apartment will need to be ADA handicapped accessible.

At 1 Lehigh St. the building would contain retail on the first floor and two upstairs apartments. The Board requires that two more parking spots be provided at this location because of the existing business, Barks and Bubbles.

Chairman Heischman asked if there was any public input, as none was noted, the public hearing was closed at 8:45 PM

Motion by Joe Cooley, seconded by Betsy Taylor, to grant preliminary site plan approval for multi-use buildings at 8 Norton St.; 18 Norton St.; and 1 Lehigh St. based on plans submitted on February 23, 2006. The next step will be application for Site Plan Approval based on engineered drawings and the SEQR review.

ALL IN FAVOR
MOTION PASSED

INFORMAL DISCUSSION: MATHSTONE CORP. NORTON STATION

John Sciarabba presented plans on behalf of Mathstone for development of 33 acres at the end of Norton Street. The acreage in the TV district will remain one lot with apartment buildings and the remaining acreage in the RM district will be subdivided into lots with single family homes.

The Board commented that there was not enough open space for cluster development and the developer should read our code to make sure the open space requirements are met for each district and also the definition of open space. Chairman Heischman commented that the roadway and right-of-way widths seemed too wide to match the traditional Village character and scale. The Board would also like to see the calculations done for lot sizes and numbers. The Board also suggested that there was too much roadway.

INFORMAL DISCUSSION: JOE SORTINO: 68 EAST ST.

Joe Sortino would like to purchase the property at 68 East St. and build five (5) single family patio homes. He feels there is a need for these smaller homes in the Village of Honeoye Falls for empty nesters. The Board agreed with this, but commented that five seemed like too many for this lot and several variances would be required to make this happen.

APPROVE MINUTES

Motion by Judy Tobin, seconded by Joe Cooley, to approve the minutes of the February 6, 2006 Planning Board Meeting.

ALL IN FAVOR

MOTION GRANTED

Motion by Judy Tobin, seconded by Betsy Taylor, to adjourn the meeting at 9:25 PM

ALL IN FAVOR

MOTION GRANTED

Respectfully submitted,

Gerianne P. Alford

Planning Board Secretary