

VILLAGE OF HONEOYE FALLS PLANNING BOARD September 11, 2006

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

ALSO PRESENT: Geriann P. Alford, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*; John and Sandy Tuller, *Applicants*; Mike O'Neill, *Engineer*; Mike Stratton, *Applicant (GM)*; Frank Spiotta and Edward Reid; Errett and Vanessa Brown, *Applicants*;

All present made a Pledge of Allegiance to the American Flag.

Chair Heischman called the meeting to order and opened the public hearing at 7:35 PM.

**PRELIMINARY SUBDIVISION APPROVAL AND SEQR REVIEW: TULLER SUBDIVISION:
11 CHURCH ST/25 EAST ST.**

John and Sandy Tuller along with Mike O'Neill presented the Preliminary Site Plan for subdivision of lots at 25 East St. and 11 Church St. Mr. and Mrs. Tuller came before this Board for Sketch plan approval on June 5, 2006 and were granted approval contingent upon the Zoning Code for square footage of not less than 10,000 sq. ft. to be maintained at the 11 East St. location. This square footage has been provided for in the Preliminary Plan submitted.

SEQR REVIEW

Motion by John Hoffman, seconded by Betsy Taylor, that the Planning Board be declared the Lead Agency for the purpose of determination of significance for the State Environmental Assessment submitted by Michael D. O'Neill for the Tuller Subdivision

Motion carried.

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

WHEREAS; Michael D. O'Neill has prepared a Short Environmental Assessment Form for the Tuller Subdivision; and
WHEREAS; the Planning Board has reviewed proposed plans for the subdivision; and
WHEREAS; considering the magnitude and importance of each impact, the Planning Board found that no significant environmental impact exists.
NOW THEREFORE BE IT RESOLVED BY THE PLANNING BOARD, as Lead Agency, that the subdivision of lots bearing tax account numbers 228.43-1-39 and 228.43-1-36 will not result in any significant adverse environmental impact.

Motion Carried.

Chair Heischman asked if there was any input from the public, as none was noted, the public hearing was closed at 7:41 PM.

Motion by Joe Cooley, seconded by John Hoffman, to grant approval for Preliminary Subdivision as shown on Subdivision map prepared by Michael D. O'Neill received in the Village of Honeoye Falls on August 14, 2006.

ALL IN FAVOR
MOTION GRANTED

SITE PLAN APPROVAL AND SEQR REVIEW: GM PARKING LOT: 11 CARRIAGE ST.

Chair Heischman opened the public hearing at 7:46 PM.

Mike Stratton, Frank Spiotta and Edward Reid, Costich Engineering approached the Board to identify the details of plans for a 62 space parking lot. They will be installing a 36” pipe to retain the drainage flow in this area. Chair Heischman addressed the screening along the Norton Street Side of the parking lot. This issue should be resolved through the Conservation Board. This Board requested that GM try to maintain as much of the vegetation presently on the property. Also discussed lighting, light poles will be 20’ in height and the fixture is full cutoff. Parking area is .5 acres, total lot is 1.3 acres so the 25% open space, which is required in the TV District, is maintained. Betsy Taylor asked if there was anything that could be done about the noise from the chillers. This would help to mitigate the noise that may have been mitigated by the trees and foliage being removed. Mike Stratton agreed they would look into another layer of barrier wall, maybe 4’ section on top of existing wall. Geriann Alford informed the Board that Mike Schaffron, Village Engineer, had advised the Board to give approval contingent upon Engineer approval.

Chair Heischman asked if there was any input from the public, none was noted, the public hearing was closed at 8:27 PM.

SEQR REVIEW

Motion by Joe Cooley, seconded by John Hoffman, that the Planning Board be declared the Lead Agency for the purpose of determination of significance for the State Environmental Assessment submitted by Edward K. Reid II, Project Engineer for the GM Parking Lot Expansion.

Motion carried.

The Board reviewed the report from Mike Schaffron and Monroe County Department of Planning and Development (MCDPD). GM will need to submit an Agricultural Data Statement to MCDPD. All other items have been addressed in the new plan submitted at this meeting.

Motion by John Hoffman, seconded by Joe Cooley, to adopt the following resolution:

WHEREAS; Edward K. Reid II has prepared a Full Environmental Assessment Form for the GM Parking Lot Expansion; and

WHEREAS; the Planning Board has reviewed proposed plans for the project; and

WHEREAS; considering the magnitude and importance of each impact, the Planning Board found that no significant environmental impact exists.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING BOARD, as Lead Agency, that the GM Parking Lot Expansion on property bearing tax account number 228.11-1-76 will not result in any significant adverse environmental impact.

Motion Carried.

Motion by Betsy Taylor, seconded by Joe Cooley, to grant site plan approval contingent on final village engineer approval; satisfactory solution to the screening issue on the north property line with the Conservation Board; and the addition of 4’ noise barrier on the northeast corner of building 10.

ALL IN FAVOR

MOTION GRANTED

SITE PLAN APPROVAL: 46 MAPLEWOOD AVE.: BROWN

Chair Heischman opened the public hearing at 9:05 PM

Errett and Vanessa Brown would like to put a second floor addition onto the attic space to allow for another bedroom. Siding will match existing and frieze board and trim will be maintained similar throughout.

Chair Heischman asked if there was any input from the public, as none was noted, the public hearing was closed at 9:10 PM.

Motion by Joe Cooley, seconded by John Hoffman, to grant site plan approval for the addition to residence at 46 Maplewood Ave., based on site plan received at the Village on August 22, 2006, contingent on trim details and frieze board to match existing dwelling.

SEQR REVIEW: 8 NORTON ST.: MATHSTONE

This public hearing was opened at the August 7, 2006 meeting and left open for further discussion.

Motion by Betsy Taylor, seconded by John Hoffman, that the Planning Board be declared the Lead Agency for the purpose of determination of significance for the State Environmental Assessment submitted by Adam E. Freeman, Design Engineer for the property at 8 Norton St.

The Board would like to see drainage concerns of Mike Schaffron and MCDPD resolved before considering the environmental impact on this site.

Public Hearing will remain open for next meeting.

INFORMAL DISCUSSION

Charlie Johnson submitted a letter of interest for the E.V. Lewis property. He was unable to attend this meeting, but the Board commented that they would be open to that as a possible location for the library but there are large drainage issues on the landing strip portion of the property. Mr. Johnson can submit plans at a future meeting.

APPROVE MINUTES

Motion by John Hoffman, seconded by Joe Cooley, to approve the minutes of the August 7, 2006 Planning Board Meeting.

ALL IN FAVOR
MOTION GRANTED

Motion by Betsy Taylor, seconded by Joe Cooley, to adjourn the meeting at 9:37 PM

ALL IN FAVOR
MOTION GRANTED

Respectfully submitted,

*Gerriann P. Alford
Planning Board Secretary*