

VILLAGE OF HONEOYE FALLS PLANNING BOARD

April 2, 2007

MEMBERS PRESENT: Denise Heischman; Betsy Taylor; Joe Cooley; Brian Hoose

MEMBER ABSENT: Judy Tobin

ALSO PRESENT: Geriann Alford, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*; Greg Emerson, *Village Administrator*; Joseph Bucciarelli, *Applicant*; Andrew Bodowes, *Conifer*; Roger Langer, *NH Architecture*; Susan Dwyer, *Applicant*; Julie Holtje, *Surveyor*

Chair Heischman opened the public hearing at 7:30 PM

SITE PLAN REVIEW: 126 W. MAIN ST.: BUCCIARELLI

Joseph Bucciarelli operates the pizza shop at Brongo Bowl and would like to have outdoor service May through September. Hours of operation proposed to be 10:30 am to 7 or 8 pm. No plans for music. Chair Heischman informed the applicant that if he plans to have music he needs to inform this Board because it is in a residential neighborhood. No alcohol will be served, just soda and water. No extra lighting needed. He is proposing to use three to four tables with chairs and umbrella's and a gas grill. No electric will be necessary. Drinks will be in coolers. Mr. Bucciarelli submitted the authorization from the health department.

Chair Heischman asked if there was any input from the public, none was noted. The public Hearing was closed at 7:55 PM.

Motion by Joe Cooley, seconded by Brian Hoose, to grant site plan approval for outdoor food service at 126 W. Main St. pursuant to plans dated March 9, 2007.

ALL IN FAVOR

MOTION CARRIED

ELEVATION PLAN REVIEW: SENECA PLACE: 300 PINE TRAIL

Chair Heischman opened the public hearing at 8:00 PM and outlined the procedures for public speaking at this hearing. Anyone wishing to speak shall sign in with the Clerk and limit their speaking time to three (3) minutes, unless speaking on behalf of a group, which will be allowed six (6) minutes.

Chair Heischman also gave a brief outline of the sequence of events for this site plan approval. The first submission by Conifer was in May of 2002 and this board has met on this matter several times each year since then, with public notice of each hearing being given per village code. Tonights' review of elevations is the last step for final site plan approval for Seneca Place. The Village Engineer has approved all site plan details and all Monroe County Department of Planning and Development concerns have been addressed.

Roger Langer of NH Architecture presented to the Board a colored rendering of the two buildings to be located in Seneca Place. The first building will be a 32 unit (1 and 2 bedroom units) two story wood frame construction. The second building is 8 three bedroom units.

NH Architecture tried to break up the building elevation with changes in plane and siding colors. The main entry is a one story common space, community area, and maintenance and laundry area. A change was made to provide each unit with heating unit storage and take away from the porch area. Chair Heischman asked for clarification on lighting. Mr. Langer stated the entranceways will be lit by soffit fixtures and the rest will be shoebox fixtures.

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

Richard Phelps, 22 Stonefield Place. Mr. Phelps questioned how the pavement would be constructed for the parking spaces.

Mr. Emerson responded that all drainage has been approved and Stonefield Place will not be affected. Conifer is supplying a retention facility for storm water. All in compliance with village specifications.

Chair Heischman closed the public hearing at 8:25 PM

Motion by Brian Hoose, seconded by Joe Cooley, to grant elevation plan approval according to plans dated March 27, 2007.

ALL IN FAVOR
MOTION CARRIED

SKETCH PLAN REVIEW: 34 HYDE PARK: DWYER

Julie Holtje, Land Surveyor, presented the proposed subdivision of 34 Hyde Park into 3 lots. Susan Dwyer the owner has had this property for sale in the past and is unable sell it. She would like to subdivide into three lots. The lot with the house will be sold as well as the flag lot. She would like to convert the red bard into a residence for herself. Chair Heischman indicated that they do not generally like to approve flag lots in the village and asked Ms. Dwyer if she would consider two lots instead of three. Ms. Dwyer indicated that she did not think it would be worth it financially. Ms. Holtje stated that there is enough frontage to allow 40' for each lot, but that would require three entrances and this might be dangerous for traffic flows.

The Board inquired about the steep slope EPOD issue for the flag lot. There is a possibility that the lot may not be developable. Ms. Holtje indicated the house built would have to be on the north side of the lot to stay off the steep slope. There is room for a dwelling there.

This Board informed the applicant that they will need to submit a Zoning Board application for variances to setback and road frontage.

APPROVE MINUTES.

Motion by Joe Cooley, seconded by Brian Hoose, to approve the minutes of the March 12, 2007 Planning Board Meeting, as revised.

ALL IN FAVOR
MOTION GRANTED

Motion by Brian Hoose, seconded by Joe Cooley, to adjourn the meeting at 9:50 PM

ALL IN FAVOR
MOTION GRANTED

Respectfully submitted,

*Gerianne P. Alford
Planning Board Clerk*