

VILLAGE OF HONEOYE FALLS PLANNING BOARD

June 4, 2007

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

ALSO PRESENT: Geriann Alford, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*; Kevin and Glenda Reilly, *Applicants*; Ryan Stoner, *Applicant*; Charles Johnson, *Paradox Design*; Ed Martin, *LandTech*; Several Village Residence as indicated under each application.

Chair Heischman opened the public hearing at 7:35 PM

SITE PLAN REVIEW: 60 WEST MAIN ST. REILLY

Kevin and Glenda Reilly would like to provide outdoor dining. They are proposing a deck on the east side of the restaurant between the private dining room and the loading dock, The will put up a 6' fence to block the loading dock and regular railing around the other three sides. The deck will be constructed with pressure treated lumber. This deck will not be visible from the street. There will be 6-8 tables. May need to provide a ramp for handicapped access. Hours of operation will be till 10:00 on weekends. No loud music, bands, or late night outdoor activity.

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

Motion by Joe Cooley, seconded by Brian Hoose, to grant site plan approval for deck addition pursuant to plans dated April 25, 2007.

ALL IN FAVOR
MOTION CARRIED

ELEVATION PLAN REVIEW: 8 NORTON ST. MATHSTONE

Ryan Stoner and Charlie Johnson appeared. They are proposing to revise the elevation and layout of building at 8 Norton St. They will be getting rid of open space between old building and addition to make the building continuous. Joe Cooley asked if there were any changes to building usable space area. Mr. Johnson indicated there could be two tenants downstairs, not the originally proposed one and remain one apartment upstairs

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

Jerry D'Hont, 129 Monroe St., asked if parking spaces would be paved and marked clearly. The Board informed him that the site plan has paving details and this would be done during construction. Pam Basett, 181 Monroe St., wanted to know if there was an intended tenant. Seems to be too many vacancies in the Village already, how does Mathstone intend to fill these spaces? Ryan stated they normally do not trouble renting space, but at this time there is no intended business. John Broomfield, 117 Monroe St., asked why the original design got approved. Charlie Johnson stated the planning board was OK with the look of the original design, but Mathstone requested the change.

Chair Heischman closed the public hearing at 8:05 PM

Motion by Betsy Taylor, seconded by Judy Tobin, to grant elevation plan approval 8 Norton St., pursuant to plans dated May 7, 2007.

ALL IN FAVOR
MOTION CARRIED

PRELIMINARY SUBDIVISION DISCUSSION: NORTON STATION WEST: MATHSTONE

Ryan Stoner and Ed Martin, LandTech, explained the project to the audience. They are proposing 25 single family lots in the RM District. The plan calls for a new street out to Monroe St. Chair Heischman asked if the site distance had been looked at by NYS DOT or Monroe County. Mr. Martin said they had not reached that point in the process.

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

Shirley Roeser, 98 W. Main St. asked where the road exits onto Monroe St. and Norton St. Mr. Martin showed this on the site plan and indicated there was no proposal for exit to Norton St.

Rosco Peacock, 127 Monroe St. stated there is a capacity problem existing on Monroe Street near this proposed street and this would create a traffic problem worse than already exists.

Judy Tobin asked for the reason for traffic loop at the south corner, could this just be a regular turn. Mr. Martin stated it was a design feature similar to the circle located at 251 and Clover St. The center of the circle will be landscaped. Judy asked who would take care of this area. Ed stated either the village or one of the lot owners, or an HOA . This has not been determined yet.

John Broomfield asked if the new road would be connected to Norton St., in which case it would become an access or shortcut road for GM use. He also wanted to know if the DOT had looked into this new road.

Mike Tobin explained the Monroe County Dept. of Planning and Development(MCDP&D) process. The Village has submitted plans to MCDP&D and they will refer the matter to DOT and other necessary departments for review and the Board will receive comments from each department involved.

Bob Steve, 148 Monroe St., stated that he appreciates the planning board process and likes what Mathstone has done in the village. He had no idea this was underway. There will be estimated additional 200 people and provide a shortcut to the village. This will change the character of Monroe St with an increase in traffic.

Jack Deitz, 112 Monroe St. his property borders this property. He stated that the proposed street approval onto Monroe St. would not be a wise one.

Debbie Iaculli, 92 Monroe St. her property borders this property at the road. She questioned why the proposed road is not located centrally along the lot width. It borders directly on her property and leaves 40' along the Deitz property. Along the road there are existing pine trees that have been there

more than 36 years. If the road goes in, as proposed, those trees would be severely impacted. Entrance onto Monroe St. would need to build up the road and this would create more runoff to our property.

Jerry D'hont , 121 Monroe St. stated that traffic has increased in this area and a road exiting as shown is a big problem. This Board is a representative of the Village residents, now that you have heard our comments, please make the right decision.

Dennis Robinski, 131 Monroe St. stated that if apartment buildings were allowed, that would add too much traffic and be dangerous.

Alan Cole, 90 Monroe St. road is high at this intersection and the addition of another road will be dangerous.

David Schaeffer, on behalf of 101 Monroe St. would like to challenge the Board to personally invite neighbors to these meetings. Because of the elevation of the road, traffic would directly affect 101 Monroe St., it will be directly across from driveway.

Frank Brunstetter, 162 Monroe St. Asked if this proposed development could occur in the Woodland district. He would like to see this protected as the EPOD regulations call for.

Ryan Stoner asked for direction from the Board. Chair Heischman suggested that this Board should have a workshop meeting to give Mathstone direction. This will take place on June 25, 2007 at 7:30 PM.

The Public Hearing was left open for future meetings.

APPROVE MINUTES.

Motion by Betsy Taylor, seconded by Brian Hoose, to approve the minutes of the May 7, 2007 Planning Board Meeting, as revised.

ALL IN FAVOR
MOTION GRANTED

Motion by Judy Tobin, seconded by Joe Cooley, to adjourn the meeting at 10:15 PM

ALL IN FAVOR
MOTION GRANTED

Respectfully submitted,

*Gerriann P. Alford
Planning Board Clerk*