

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

ALSO PRESENT: Trey Talbott, Scot Gray, Helen Zamboni, Susannah Lyle, Paul Tuttobene, Eileen Weigert, Tom Weigert, Craig Robert Moffett, Dave Strum, Charlie Johnson

Chairman Cooley opened the public hearing at 7:32 PM.

SITE PLAN APPROVAL: 38 MAPLEWOOD AVE.

Scott Gray presented his plans to build a second story addition at his house at 38 Maplewood Ave. The addition is approximately 220 sq. ft. and will consist of two bedrooms built over the current single-story kitchen. All exterior materials will match the existing materials as closely as possible. The addition will require a 4 ft. height increase in the ridge line of the roof.

Chair Cooley opened the public hearing at 7:37.

Judy Tobin inquired as to the total height of the house after the 4 ft. increase in the roof, since it was not marked on the submitted plans. Mr. Gray responded that it was not marked on the plans but it would be on the final building plans. He stated that it would be at 31 ft.

There were no questions or comments from the public and the public hearing was closed at 7:40.

Motion by Denise Heischman, seconded by Judy Tobin to approve the SEQR Negative Declaration.

ALL IN FAVOR, MOTION CARRIED

Motion by Brian Hoose, seconded by Betsy Taylor to grant site plan approval.

ALL IN FAVOR, SITE PLAN APPROVAL GRANTED



SITE PLAN APPROVAL: 565 QUAKER MEETINGHOUSE RD.

Tom and Eileen Weigert presented their plans for a 900 sq. ft. addition to their two family home at 565 Quaker Meetinghouse Rd. The plans required an area variance for a side set-back which was granted by the Zoning Board of Appeals on March 23, 2009.

Betsy Taylor stated that the plans show an end wall with no windows and asked if this was correct. Mrs. Weigert explained that there are actually four windows on that side of the house but the architect didn't draw them since they are part of the existing structure and not being altered.

Chair Cooley opened the public hearing at 7:49. There were no questions or comments from the public. The public hearing was closed at 7:50.

Judy Tobin pointed out that the application for Site Plan Approval includes a checklist of items that should be included with the application. She asked why the items marked as required can differ from site plan to site plan. Charlie Johnson and Judi Barrett explained that the checklist was set up to have an easy and consistent means for Charlie to review the possible requirements for each project. Charlie reviews each application when it is first submitted to the Village Office and makes the determination about which requirements are needed depending on his assessment of the project.

Motion by Betsy Taylor, seconded by Denise Heischman to approve the SEQR Negative Declaration.

ALL IN FAVOR, MOTION CARRIED

Motion by Brian Hoose, seconded by Judy Tobin to grant site plan approval.

ALL IN FAVOR, SITE PLAN APPROVAL GRANTED



SUB-DIVISION: 67 PAPERMILL ST.

William Talbott was granted sub-division approval to create two lots on his property at 67 Papermill St. (tax map #228.12-1-83) at the February 9, 2009 meeting of the Planning Board. The first lot was to be approximately .7 acres and included a house and barn. The second lot was the remaining land. The Mr. Talbott planned to sell the smaller lot.

Mr. Talbott has found a buyer for the first lot. However, that buyer wants a minimum lot size of 1 acre. Therefore, Mr. Talbott is requesting an amendment to the previously approved sub-division that would take a portion of the larger lot and append it on to the smaller lot, making that lot approximately 1.2 acres in size.

Chair Cooley opened the public hearing at 7:57. There were no questions or comments from the public. The public hearing was closed at 7:58.

Motion by Judy Tobin, seconded by Denise Heischman to approve the amended sub-division.

ALL IN FAVOR, SUB-DIVISION APPROVAL GRANTED



SUB-DIVISION: 106 W. MAIN STREET

Mr. Paul Tuttobene presented his plans to purchase the southern portion of the property at 106 W. Main St. and combine it with his lot at 28 Stonefield Place at the April 6, 2009 Planning Board meeting. At that time, preliminary approval was granted, contingent upon submission of a stamped drawing prepared by a licensed surveyor, showing the borders of the new combined lot and show the entire property including that portion outside the Village boundary for reference purposes.

Chair Cooley opened the public hearing at 8:05.

Charlie Johnson explained to the board that the new drawing only showed the portion of the lot within Monroe County. The southern portion of Mr. Tuttobene's purchase is in Livingston County and not yet surveyed due to the long ownership of the property of the railroad. He stated that the total survey will be completed in approximately two weeks.

Ms. Zamboni (attorney for the Lewis estate) explained that the southern-most portion of the lot is in Livingston County and has been sold. The portion of the lot between Corby Rd. and the sold portion is also fully in Livingston County and is under contract. The un-surveyed portion is the portion of Mr. Tuttobene's proposed purchase from Corby Rd. to the border line between Livingston and Monroe counties. This parcel is not the purview of this Board since it is fully in Livingston County.

Chair Cooley stated that the Village Board asked the Planning Board to discuss the issue of future access to the former railroad bed to be used **for a** Linear Trail. Much discussion took place about the importance of the Linear Trail. Denise Heischman said that it is very important to get connectivity throughout the trail in order to promote tourism and economic development for the community.

Mr. Tuttobene said he wouldn't have an objection to giving 20ft or so along the edge of his property. He suggested that Conifer and Avalon Apartments (which abut this lot) be asked to also give 20ft. Brian Hoose said he likes the idea of pulling in the neighboring properties to donate a portion of their land since the trail would benefit them as well as the village. Denise Heischman suggested a meeting with The Director of the Genesee Land Trust, the Mendon Foundation, Greg Emerson and the Rush trails group to discuss the options for a trail.

Ms. Zamoni gave a brief history of the problems the estate has had in selling this land and asked that the Board please approve Mr. Tuttobene's application. Mr. Tuttobene said he would like to keep the discussion open rather than making a firm commitment to give up part of the lot tonight.

Charlie Johnson commented that the Board has a right to impose an easement if it deems it necessary. He handed out the following excerpt from the Village Code:

§ 161-32. Parks, playgrounds and open spaces.

A. Land shall be reserved for park, playground, open space or other recreational purposes in locations designated on the Comprehensive Plan or elsewhere where the Planning Board deems that such reservations would be appropriate. The area to be preserved shall possess the suitable topography, general character and adequate road access necessary for recreational purposes. This exempts streets, roads, common parking areas or required yards.

Denise Heischman reiterated that the connectivity to the future Linear Trail is very important. Mr. Tuttobene agreed and said that he thinks the trail is "a wonderful thing".

Brian Hoose asked if Mr. Tuttobene had anything in place in case environmental issues from the front of the lot impacts on his parcel. Ms. Zamboni and Mr. Tuttobene responded that they believed any environmental issues were restricted to the part of the estate outside of Mr. Tuttobene's parcel. Mr. Tuttobene went on to say the only area he was concerned about was along the old rail bed.

Public Hearing closed at 8:34.

Judy Tobin asked that item C4 on the SEQR Part II states that the lot is currently zoned as IP but it is not going to be used for any IP use since it will be attached to a residential parcel.

Motion by Judy Tobin, seconded by Betsy Taylor to approve the SEQR Negative Declaration.

ALL IN FAVOR, MOTION CARRIED

Motion by Brian Hoose, seconded by Betsy Taylor to grant sub-division approval with the condition that discussions for a future easement for the Linear Trail will continue, as Mr. Tuttobene has stated his willingness to comply.

ALL IN FAVOR, SITE PLAN APPROVAL GRANTED

ALL IN FAVOR, SUB-DIVISION APPROVAL GRANTED



Denise Heischman asked Ms. Lyle if the Lewis estate would be willing to strip off a portion of land along the side of the front part of the parcel at 106 W. Main St. to be donated to the Linear Trail. Ms. Zamboni said that they would not be willing to do this since it could make the parcel more difficult to sell. Any easement or donation of land should be taken up with the new owner when the parcel is sold.

APPROVE MINUTES – FEBRUARY 9, 2009

Motion by Brian Hoose, seconded by Betsy Taylor to approve the minutes from the February 9, 2009 Planning Board meeting as amended.

ALL IN FAVOR, MOTION CARRIED



APPROVE MINUTES – APRIL 6, 2009

Motion by Brian Hoose, seconded by Betsy Taylor to approve the minutes from the April 6, 2009 Planning Board meeting as amended.

ALL IN FAVOR, MOTION CARRIED



Judy Tobin asked about the Comprehensive Plan. Charlie Johnson said that the CAC review comments have been given to the Board of Trustees. A committee of the Board of Trustees, Charlie Johnson, Mike Tobin, Greg Emerson and Judi Barrett, which will meet monthly, has been assigned to draft various parts of the plan. The rough draft is scheduled for public presentation and comment around September and adoption by Jan. 2010.

Denise Heischman, Judy Tobin and Betsy Taylor commented that it sounded like a closed process. They felt there should be public input. Charlie Johnson pointed out that there was public input during the review committee process. During this next step, the plan would be initially formulated as a draft version and then be presented for public input.

Charlie Johnson further explained that Lima had paid \$20,000 for a consultant to draft their plan and noted we don't have funds for that. Another reason for the current approach is that the recent review committee took a very long time to develop recommendations and the Board of Trustees want a shorter turnaround time for the rough draft.

Denise Heischman stated that she still felt it seemed very closed and that a member of the Planning Board should be involved. Chair Cooley asked Denise if she would be interested in serving on the committee. She stated that she would be interested. Charlie Johnson suggested that the Board or individuals could draft a letter to the mayor or contact the mayor to discuss this or their potential involvement.



Motion by Brian Hoose, seconded by Judy Tobin to adjourn the meeting at 8:50 PM.

ALL IN FAVOR, MOTION CARRIED

*Respectfully submitted,
Judi Barrett, Planning Board Clerk*