

MEMBERS PRESENT: Joe Cooley; Betsy Taylor; Brian Hoose

ALSO PRESENT: Charlie Johnson; Danny Bassette; Irene Terry; Don Terry; Steven Shraeder; Kevin Shraeder; Henry Besanceney; Dan Stewart; Don Irvine; Shari Stottler; Cindy Matthews; Ryan Stoner; Ock Hee

Chairman Cooley opened the public hearing at 7:29 PM.

CONCEPT APPROVAL: 68 EAST ST.

Dan Stewart from Heritage Christian Services presented plans for a home for the developmentally disabled at 68 East St. He explained that Heritage Christian Services has been in business for 25 years. They currently have 350 residents in 50 homes and they have 17 day programs.

The home at 68 East St. will be a one story home between 3400-3600 sq. ft, have six bedrooms, 2 ½ baths, one kitchen and two separate living areas. The house will be sprinklered. There will be a 1000 sq. ft. full basement with the rest being crawl space. They plan on having 8-10 parking spaces. There will be two vehicles on site that will be used to transport the residents.

There will be staff on site 24/7. In the morning there will be 3-4 staff members with less staff during the day while the residents are at day programs and/or jobs. Heritage Christian Services do thorough background checks on all staff with some credentialing through New York State.

The property is a "T" shaped lot and has 177' frontage. There is currently an easement for the neighbors to the east (Steve Shraeder, 72 East St.) and west (Henry Besanceney, 64 East St.). They plan to move the west property line over and give an easement Mr. Besanceney for access to his backyard. The east property line will be moved straight back, giving the west arm of the "T" to Mr. Shraeder.

Chair Cooley stated that it will be nice to have something in that location other than just weeds. He asked Mr. Stewart if NYS will have any problem with the west easement. Mr. Stewart stated that Heritage Christian Services will own the property, not NYS, so there will not be a problem.

Betsy Taylor asked about the plans for the backyard. Mr. Irvine said that a portion of it will be lawn and the remainder will be left to grow.

Chair Cooley explained that this is a re-application conference. Before any work can begin, Heritage will need formal subdivision and site plan approval, as well as approval from other agencies such as the village engineer, DOT and Monroe County.

Chair Cooley opened the public hearing at 7:45. There were no comments from the public so the public hearing was closed.

Chair Cooley asked if the purchase of the property was contingent on getting approval for the facility from NYS. Mr. Stewart said Heritage will purchase the property with or without NYS approval. Once the state funding comes through they will come back to the Village with a "40 Day" letter, as specified by NYS law:

When a site has been selected by the sponsoring agency, it shall notify the chief executive officer of the municipality in writing and include in such notice the specific address of the site, the type of community residence, the number of residents and the community support requirements of the program. Such notice shall also contain the most recently published data compiled pursuant to section four hundred sixty-three of the social services law which can reasonably be expected to permit the municipality to evaluate all such facilities affecting the nature and character of the area wherein such proposed facility is to be located. The municipality shall have forty days after the receipt of such notice to:

- (A) *approve the site recommended by the sponsoring agency;*
- (B) *suggest one or more suitable sites within its jurisdiction which could accommodate such a facility; or*
- (C) *object to the establishment of a facility of the kind described by the sponsoring agency because to do so would result in such a concentration of community residential facilities for the mentally disabled in the municipality or in the area in proximity to the site selected or a combination of such facilities with other community residences or similar facilities licensed by other agencies of state government, including all community residences, intermediate care facilities, residential care facilities for adults and residential treatment facilities for individuals with mental illness or developmental disabilities operated pursuant to article sixteen or article thirty-one of this chapter and all similar residential facilities of fourteen or less residents operated or licensed by another state agency, that the nature and character of the areas within the municipality would be substantially altered.*

Such response shall be forwarded to the sponsoring agency and the commissioner. If the municipality does not respond within forty days, the sponsoring agency may establish a community residence at a site recommended in its notice.

If state funding falls through, Heritage will probably put the home up for sale.

Chair Cooley inquired about the 'longevity' of the home, specifically, does Heritage have clients that will stay or will house likely end up vacant after a few years. Mr. Stewart said that Heritage currently has over 350 people on a waiting list for residential placement. They will have residents for this home for many years.

Charlie Johnson told Mr. Stewart that the next step is to apply for sub-division approval. After that is granted they will then have to return to the Planning Board for site plan approval.

Chair Cooley reiterated that the board cannot vote on the application since it is just a conceptual discussion. However, Mr. Stewart can assume from the comments that the board feels positive about the project as presented at this meeting.



SITE PLAN APPROVAL: 55 YORK ST.

Don Irvine presented updated plans to build an addition onto his house at 55 York St. The addition will consist of a 10'x22' family room, 6'x9' kitchen nook and a 6'x20' covered porch. The addition will be gable-ended as is the current structure. The siding will match existing vinyl siding. Existing casement windows in the rear of the house will be replaced by double-hung windows. The family room addition will be built on the existing family room (the current wall will be removed). A full basement will be added under the addition.

Betsy Taylor noted that the existing windows were not drawn on the plan and requested that Charlie Johnson require applicants to show existing windows or provide a photograph so that the board can get a better understanding of the structure.

Mr. Irvine stated that he had received a letter from Charlie Johnson, stating that he must disconnect his existing sump pump from the sanitary sewer system. Mr. Irvine affirmed that he does not have a sump pump in his basement attached to the sanitary sewer system.

Chair Cooley pointed out that there were other issues with drainage. Mr. Irvine said the gutters on the right side of house will remain as there is no problem with them. He hopes to get drainage on the left to go into a dry well.

Chair Cooley pointed out that the existing above-ground pool must be at least 10' from the primary structure. If Mr. Irvine finds that the addition will cause the pool to be closer than 10', he will either have to move the pool, adjust the addition or apply to the ZBA for an area variance.

Chair Cooley opened the public hearing at 8:02. There were no questions or comments from the public so the public hearing was closed.

Motion by Brian Hoose, seconded by Betsy Taylor, to grant site plan approval contingent on verification that the distance to the pool is in compliance with the 10' minimum.

ALL IN FAVOR, MOTION CARRIED



CONCEPT APPROVAL AND DEMOLITION: 2 LEHIGH ST., 15 NORTON ST., & 21 NORTON ST.

Mathstone Corp. would like to subdivide the corner of Lehigh and Norton St. into three lots, remove two existing barns from 21 Norton St. and remove a garage from Lehigh St. These properties are currently zoned TV.

Ryan Stoner (Mathstone) had an engineer do an analysis of the barns to determine the viability of keeping them rather than demolishing them. The engineer determined that, although the structure was sound, there was very low headroom and the foundation and roof were both shot. He also concluded that, even if the barns were repairable, the low headroom and configuration would make them unusable. The engineer passed out a picture of the current street and a conceptual drawing of how the street could look with the new buildings Mathstone plans to build. He stated that he tried to keep the look of the original buildings.

Betsy Taylor commented that she hates to lose the buildings due to their historical significance. Although she understands that keeping the barns is not a viable solution, she is concerned that the historic fabric of our village is disappearing too quickly.

Ock Hee stated that she thinks it is good that the barns are coming down. She owns the property across the street from the barns and she is always finding debris from the barns on her property when there is a strong wind.

The plan is to reconfigure the existing three lots into three new lots. The first lot will be 20,250 sf. and will be 30% commercial and 70% residential.

The second lot will be 28,000 sf. It will consist of three new 4-unit buildings, each of which will be between 1800-2000 sf. All the units will be residential with the exception of one business office. This will result in a commercial/residential mix of 6%/94%, respectively. Therefore, they will need to apply for a variance from the ZBA.

The third lot will be approximately 17,000 and will be 100% residential.

Brian Hoose commented that he likes the configuration but is concerned about the pavement and drainage on lot #2. He also doesn't like moving both buildings close to the street and would prefer to see them staggered. Charlie Johnson commented that the front setback in TV zone is 1'-10'.

Chair Cooley opened the public hearing at 8:42.

Ryan Stoner was asked if Barks & Bubbles would remain where it is and he assured everyone that it would. He was then asked if he had done any study to determine the viability of more commercial properties. Mr. Stoner stated that he receives 25-30 calls a day about residential properties but none about commercial. He believes all proposed residential units could be filled within three months but it could take years to fill commercial units.

Hank Besanceney commented that the barns were originally built for a very specific use which is no longer needed. He thinks this plan is a good attempt to keep the design and feel of the village while using the buildings for a more viable use.

Danny Bassette asked if Mathstone was planning on putting in sidewalks. Charlie Johnson said that sidewalks would definitely be required. Ryan Stoner said that they "wouldn't do it any other way".

Ock Hee stated that she is very excited about the new buildings and likes the look of the conceptual plan.

Chair Cooley stated that the Planning Board feels positive about the plans. Charlie Johnson said they couldn't give formal approval until more formalized drawings were submitted.

Public hearing closed at 9:00.



APPROVE MINUTES – MAY 18, 2009

Motion by Betsy Taylor, seconded by Brian Hoose to approve the minutes from the May 18, 2009 Planning Board meeting as amended.

ALL IN FAVOR, MOTION CARRIED



The Board completed the SEQR for 55 York St. Motion by Betsy Taylor, seconded by Brian Hoose to approve the SEQR Negative Declaration on 55 York St.

ALL IN FAVOR, NEGATIVE DECLARATION GRANTED



Cindy Matthews asked to address the PB. She had attended a joint meeting with the Town of Mendon and Village of Honeoye Falls. She was curious as to why the Planning Board had denied the Tractor Supply application. Charlie Johnson explained that it was the Zoning Board of Appeals that it went before the ZBA and not the Planning Board. The ZBA evaluates applications on five criteria and it was felt that Tractor Supply did not successfully meet all those criterion. They did encourage Tractor Supply to re-apply but Tractor Supply never did.



Motion by Brian Hoose, seconded by Betsy Taylor to adjourn the meeting at 9:40 PM.

ALL IN FAVOR, MOTION CARRIED

*Respectfully submitted,
Judi Barrett, Planning Board Clerk*