

VILLAGE OF HONEOYE FALLS PLANNING BOARD

August 2, 2010

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

ABSENT: Denise Heischman

ALSO PRESENT: David Triassi, Tonya Flaherty & Tim Flaherty, Terry Flaherty, Walt Baker, Rob Meehan, Tom Jamieson, Henry Besanceney, Danny Bassette, Shaun Marshall, Mike White, David Quich

Chairman Cooley called the meeting to order at 7:35 PM.

CHANGE OF USE: 12 W. MAIN STREET

Mr. Triassi is applying for a Change of Use for his property at 12 W. Main St. The property is currently vacant but was last used as a laundromat. Mr. Triassi stated that he does not yet have a new tenant for his property but he has had several inquiries for a small office.

Motion by Brian Hoose, seconded by Betsy Taylor to approve Change of Use for a professional office.

ALL IN FAVOR, MOTION CARRIED

SITE PLAN APPROVAL: 60 W. MAIN STREET

Walt Baker and Rob Meehan presented plans on behalf of Flaherty's for the renovation of a restaurant located at 60 W. Main St.

Motion by Betsy Taylor, seconded by Brian Hoose to grant site plan approval with the following contingencies:

1. The applicant will satisfactorily address technical issues raised by the Village Engineer
2. The applicant will address any concerns raised by the fire department and the ambulance service
3. The applicant agrees to follow to the best of their ability comments by the Conservation Board
4. As agreed by the applicant, the only areas where existing trees will be removed are the areas required for parking development.

ALL IN FAVOR, MOTION CARRIED

Board reviewed and discussed SEQR short form. A motion was made by Brian Hoose, seconded by Judy Tobin, for a negative declaration on the SEQR.

ALL IN FAVOR, MOTION CARRIED.

REQUEST FOR DEADLINE EXTENSION: NORTON STATION

Ryan Stoner is requesting an extension for his project known as Norton Station as they are currently working with the Village DPW to determine the best sanitary sewer service option and the project cannot proceed until this study is complete (see attached letter from Razak Associates).

Motion by Judy Tobin, seconded by Brian Hoose to grant an extension to Norton Station for the amount of time that it takes to complete the sanitation survey by the Village DPW, as determined by the Village Sanitation Officer.

ALL IN FAVOR, MOTION CARRIED.

July 30, 2010

c/o Charlie Johnson
Village of Honeoye Falls
5 East Street
Honeoye Falls, NY 14472

**Norton Station
Request to Table Subdivision & Site Plan Applications**

Dear Mr. Johnson:

Please accept this letter as our request to table the above referenced applications at the upcoming Planning Board (PB) meeting scheduled for August 2, 2010. We are requesting that you ask the PB to table the project, as we are currently in the process of working with the Village's Department of Public Works (DPW) to determine the best sanitary sewer service option with respect to the current and future development potential for the Village of Honeoye Falls. As discussed with the PB during our presentation at the April 5th, 2010 meeting, there are currently several options available for providing sanitary service to the development as follows:

- 1) Municipal Pump Station Option- Installation of a pump station capable of serving both this project and the Village Square project located to the south. Thereafter, dedication of the pump station to the Village of Honeoye Falls for operation and maintenance.
- 2) Multiple Private Pump Stations Option- Installation of 4 separate pump stations (1 per each proposed apartment lot). Multiple pump stations are required for this option, as NYS regulations do not currently allow for sharing of private pump stations between lots without the formation of a transportation corporation. Thus, these pump stations would not be able to provide sanitary sewer service to other projects.
- 3) Single Private Pump Station & Formation of a Transportation Corporation Option- This option would allow for sharing of a pump station between lots. However, it is highly unlikely that it is viable, as it requires permitting from the NYS, which is currently in the process of revamping the regulations to make them more stringent. In addition, formation of a transportation corporation would require that the Village commit to operation and maintenance of the pump station if the transportation corporation were to dissolve.
- 4) Inflow & Infiltration (I&I) Study and Potential Upgrades to the Village's Trunk Main- Work with the DPW to determine the available capacity in the Village's existing main street trunk line due to its recent initiative to remove all storm drains from the sanitary sewer and to determine the modifications necessary to provide sufficient capacity for this project and future developments.

Razak

Razak Associates

Architecture

Interiors

Planning

Landscape

Engineering

Land Surveying

As there are multiple options for providing sanitary sewer service to Norton Station, the proposed project is considered viable. Thus, we are only requesting that the PB table our applications so that we can work with the Village's representatives to determine the best option for all parties involved.

Should you have any questions regarding this request, please do not hesitate to call me at 377-3550 x114. Thank you very much for continuing to work with us for completion of your project.

Sincerely,

Razak Associates
Engineering and Surveying Division



Gary T. Garofalo, P.E.

Razak

Razak Associates

Architecture

Interiors

Planning

Landscape

Engineering

Land Surveying

DISCUSSION ITEM: REPEAL TV DISTRICT CODE THAT ALLOWS MORE THAN ONE BUILDING PER LOT

Mike Tobin began a discussion with the Board regarding repealing the section of the TV District code that allows more than one building per lot. The Board expressed interest in repealing/revising this section. Mike Tobin will draft a letter;

Motion by Brian Hoose, seconded by Joe Cooley to adjourn the meeting at 8:55 PM.

ALL IN FAVOR, MOTION CARRIED

*Respectfully submitted,
Judi Barrett, Planning Board Clerk*