

## **HONEOYE FALLS VILLAGE PLANNING BOARD**

**September 9, 2013**

**MEMBERS PRESENT:** Mary Szlosek, Joe Cooley, Denise Heischman, Brian Hoose, Betsy Taylor

**ALSO PRESENT:** Shari Stottler, Danny Bassett; Patrick Brennan, Julie Holtje, Amy & Scott Gray, Jennifer Singer, Karin Thack, Greg Emerson, Paul Chatfield, Charlie Johnson,

Chairman Szlosek called the meeting to order at 7:33 PM.

### **SITE PLAN APPROVAL: 66 Fairlea Road**

Property owner, Jennifer Singer, described her 252 square foot addition to the rear of her home as a mud room and bath that will connect the existing house to the existing garage. Existing garage being converted to a recreation room and is not a part of this application. Board reviewed project with Ms. Singer being asked about exterior materials. All exterior materials will match the existing house and garage.

Chair Szlosek opened the meeting for public comment hearing none she closed the public portion of the meeting.

Chair Szlosek asked for motion to grant site plan approval for the rear addition as presented and submitted.

Motion made by D. Heischman, seconded by B. Hoose as stated. All in favor, motion carried.

### **SUBDIVISION APPROVAL: 38 Maplewood Avenue**

Property owner, Scott & Amy Gray and surveyor Julie Holtje, described wanting to merge two adjoining lots (#38 & #40) owned by the Grays into a single tax parcel. Chairman asked about plans having changed since time of demolition approval 12/4/2012. Applicants explained that their initial plans of constructing a new home on the lot have changed due to building costs. No new house construction is now planned. The former lot will remain vacant. C. Johnson stated for the record that once these two lots are merged that no future subdivision will be permitted as their property does not meet current requirements for two lots. Applicants stated they understood this and wanted to proceed regardless. Julie Holtje suggested an alternate approval process for re-subdivision or lot line adjustments. Mike Tobin will review Holtje's letter and make a determination.

Chair Szlosek opened the meeting for public comment hearing none she closed the public portion of the meeting.

Chair Szlosek asked for motion to grant re-subdivision approval for the two lot merge as presented and submitted.

Motion made by J. Cooley, seconded as stated. All in favor, motion carried.

### **SITE PLAN APPROVAL: 5 Creekside Drive**

Property owner, Karin Thack, described her 357 square foot roof over an existing deck at the rear of the house. B. Hoose asked about the current state of construction. Applicant responded that she is currently under a stop work order issued by the building inspector due to miscommunication with her contractors. C. Johnson confirmed there was no intentional misrepresentation.

Chair Szlosek opened the meeting for public comment hearing none she closed the public portion of the meeting.

Chair Szlosek asked for motion to grant site plan approval for the rear porch addition as presented and submitted.

Motion made by B. Hoose seconded by D. Heischman as stated. All in favor, motion carried.

**DISCUSSION: Norton Station Subdivision Approval**

Property owner, Ryan Stoner representing Mathstone Corporation expressed some concern about meeting the deadline with consideration of new Village Engineer and finalizing the plans. Board Chair asked for a motion to extend deadline until March 3, 2014.

Motion made by D. Heischman, seconded. All in favor, motioned carried.

Paul Chatfield, Village Engineer stated that the SEQRA will be considered as an unlisted action and encouraged the Board to review the SEQRA at a future meeting.

Board and Paul Chatfield, Village Engineer, discussed several aspects of the subdivision and began to review the Environmental Assessment Form. Chatfield Engineer's project review letter dated 9/6/13 with 40 items was generally reviewed. Several items were discussed in particular.

#10 regarding future work in phase 2 and not wanting Village's utilities impacted for phase 2. Ryan responded that phase 2 is unplanned at this point and may or may not ever happen. It could be 1 house or 25 houses. Also grade drops away from the Phase 1 so a pump station may be required for any phase 2 sewer. A utility easement was proposed to provide for future connection. Final determination to be forth coming.

#12 regarding private laterals under a private road. This situation would typically all be private from MH #7 onward. This is typical at Norton Mills according to G. Emerson. R. Stoner states that General Municipal Code does not allow shared services on separate parcels. G. Emerson states that more review by Village Attorney on this will be necessary.

#13 relocating sewer outside the roadway. Good rule of thumb is to keep utilities out of the roadway and this is also in the Village standards. R. Stoner states that due to small front yards there is not enough land to place all utilities outside the roadway and the road is a tight curve and placing outside the road would require more man holes and possible be less efficient. G. Emerson says this can remain as shown on the drawings however any repairs will require the closing of the entire road and cause disruption for residents travel to and from their home. P. Chatfield suggests placing man holes in lawn areas. R. Stoner agrees to look into this option with the engineer. This will involve approx. 3 man hole relocations.

#15 ownership and maintenance of retention facility. R. Stoner stated he will maintain ownership. G. Emerson states that this is consistent with previous developments. Easement would be required across land to provide access for retention pond maintenance. A maintenance agreement for the detention pond would also be necessary.

#16 G. Emerson states that the Village will take the easement for yard inlets. Easement descriptions to be changed on the drawing to read granted to Village

#23 & #24 to extend road to limit of phase 1. R. Stoner stated that this is undesirable as phase 2 is unplanned and a section of a dead end road would be unsightly to residents. G. Emerson states that a short section would be needed for snow plowing operations. The dimension of the

flared ends was agreed to be the extent of pavement. A lockable gate was discussed to prevent access to phase 2. R. Stoner reluctantly agreed to a simple tubular pipe swing gate.

#33 walking trails to be dedicated. Village would like the Mendon Foundation to take dedication of the walking trails. R. Stoner is willing to keep ownership until such time as a foundation would accept ownership. G. Emerson states that further discussion is needed. P. Chatfield asked for some general construction details and description of the trail itself. G. Emerson agreed to speak with the Mendon Foundation.

#39 existing overhead wires. R. Stoner stated that the wire is a major Frontier Telephone transmission line. Frontier is not willing to discuss relocating the line to underground due to it being a major transmission line. To relocate the line is \$100K which is not feasible to spread across 12 lots. M. Szlosek asked about relocating outside of the subdivision. R. Stoner said that Frontier is not really interested in doing anything due to the wire's condition. B. Hoose stated that no new overhead wires are being created and this is the best that can be accomplished with Frontier.

#35 two lot sizes are too small for 3 buildings. Code Section 190-41 lists min. and max. lot sizes. Discussion ensued regarding Village Code language and lot size required. M. Szlosek requested that Mike Tobin review the Code section and make a determination while considering that preliminary approval has been granted.

#29 regarding cut and fill material. R. Stoner estimated 50-60 truck loads at most but anticipates that no fill will be needed. This will be addressed in the engineer's report.

P. Chatfield stated he would send the Board his determinations of impacts on the SEQRA to assist the Board in their review of the SEQRA process.

#### **DISCUSSION: Village Character Code**

M. Szlosek stated that Mayor Milne has asked the PB if in the Board's opinion the Village Character standards that exist in the Code provide sufficient control on design of new buildings because of a potential code change to allow drive thru restaurants. Discussion ensued on several aspects of current language with Board agreeing that existing language provides sufficient control.

#### **DISCUSSION: Increase building height in RA District**

M. Szlosek stated that mayor Milne asked about Board's support of a Code change to allow taller buildings. A balloon test was discussed as a requirement before any opinion can be made to approve any change. D. Heischman stated that her concern is that this would not set a precedent for other zoning districts to have building heights increased such as Norton Station. G. Emerson stated that there are no other undeveloped lots in a RA District and this proposed change is specific to RA District only. Existing RA lots that are already developed could be torn down and three story building constructed as long as the cluster requirement was met. This appears to be a difficult requirement to meet on the other RA lots and expensive to develop according to G. Emerson. The Board generally agreed that a height change could be supported following the balloon test.

A motion made to adjourn the meeting at 9:45 PM. All in favor, motion carried.

Respectfully submitted,  
Charlie Johnson, CEO