

HONEOYE FALLS VILLAGE PLANNING BOARD

May 5, 2014

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

ALSO PRESENT: Judi Barrett, Ray Milne, David Shaffer, Judy Lewis, Vicky Bush, Susannah Lyle, Roland Lyle, Muffy Meisenzahl, Lindsay Agnes, Marg Berling, Betty Reilly, Shirley Rolsea, Kenneth Wolfe, Sue Harnish, Patrick Brennan, Shari Stottler, Rob Maurer, Amy Harris, Cathy Hoose, Stan Worboys, Wendy Jarvis, David Boyer, Barry Kissack, Sharon Kissack, Katie Ashe, Richard Anders, Kylenea Payne, Pamela Scully; Brian Bouchard, CHA; Greg Emerson; Village Administrator; Charlie Johnson, Code Enforcement Officer.

Chairwoman Szlosek called the meeting to order at 7:38 PM. Chairwoman Szlosek stated this meeting would consist of two items; the first one would be a subdivision request for 116 West Main Street, Honeoye Falls and the second item would be discussion of a preliminary plan to construct a drive-thru restaurant on same address.

Subdivision: 116 West Main Street – Dunkin Donuts

Brian Bouchard presented a proposal to subdivide two separate lots on 116 West Main Street. Lot 1 will be used for constructing a Dunkin Donuts drive-thru restaurant and Lot 2, which is an L shape in rear and alongside Josh Lawncare & Landscape. The second lot will be used for potential additional parking in the future.

Brian Bouchard, representing JFJ Holdings, presented a plan to construct a drive-thru restaurant on 116 West Main Street. As a result of some discussion with the Board the following concerns noted:

- There are no trees on the property in comparison to Josh's property.
- The setback as shown on the plan compared to code of 25'-40' or conform to adjoining is a concern. This was noted as it has bearing on the subdivision. After some discussion Charlie commented that Josh's building had an approximate 50' setback while Cougar Lanes had a 94' setback.

Chairwoman Szlosek reviewed the Village Engineer's letter dated 4/25 with applicant. The SEQR Form was reviewed with the applicant. Chairwoman Szlosek noted 12b referred to archeological status. Chairwoman Szlosek questioned that the applicant had marked "No" on this question considering the history of native American settlement in the area. Brian Bouchard responded he has submitted a letter to SHPPO for a determination on this site. Once he receives a response he will alter the portion of the SEQR if necessary.

The Board reviewed part II of SEQR. The Board considers this to be an unlisted action and conduct and unconditional review.

A MOTION was made by Brian Hoose and Seconded by Denise Heischman to identify the Honeoye Falls Village Planning Board as Lead Agency in the SEQR Process. Vote: Unanimous. So Carried.

A Motion was made to enter a Negative Declaration by Joe Cooley and Seconded by Brian Hoose. Vote: Unanimous. So Moved.

The public hearing was opened at 8:05 p.m.

- Dan Bassette feels this request to subdivide is a way to get around the code. Rob Mauer feels the lot size as shown may restrict future needs of an expanding business.
- Brian Bouchard responded that this preliminary design has been developed to meet the code requirements. No expansion is planned at this time due to the company's standard building format. The developer understands any future expansion would require planning board approval.

The public hearing was closed at 8:15 p.m.

A MOTION to give preliminary approval pending the archeological feedback, the test hole results, Village Engineer's comments are resolved, and final building setback dimension and any adjustments to the subdivision as a result are incorporated was made by Brian Hoose and Seconded by Joe Cooley. Vote was Unanimous. So Carried.

Site Plan – 116 West Main Street – Dunkin Donuts – JFJ Holdings

Chairwoman Szlosek open the discussion at 8:10 p.m.

- 1) The front of the building design is conformed to meet with existing businesses as opposed to average Dunkin Donut designs per code requirements. Building design to match businesses in the area; i.e., Canandaigua National Bank.
- 2) Larger trees will be planted on side of bowling alley. The developer will follow the Planning Board requirements of the landscaping.
- 3) A traffic study is to be done by Monroe County DOT. The results will be submitted to the Planning Board. A gap analysis of left turn and right out of site will be completed.
- 4) A storm water pollution study is in process.
- 5) The plan shows more parking than the code allows.
- 6) Setback concern – Brian Bouchard stated they have a little flexibility to move the building without needing to move the lot line. Buildings currently located on back lot as well as all asphalt are planned to be removed.
- 7) Dark sky compliant lighting is planned. Goose neck lighting will cast light directly on front of building. All site lighting will have a programmed time of shutoff. Security lighting will be limited to entrances.

Board Comments:

- 1) Parking – request of parking be broken up by tree plantings.
- 2) What is decimal level of speakers of drive-thru?

Developer/Engineer Response:

- 1) They will consider breaking up the parking with trees. Asphalt not recommended due to winter climate; too high maintenance. Storm water management takes care of storm water regulations adequately.
- 2) Brian Bouchard will provide data to support the low level of decimals used. The volume is not meant to spread beyond the drive-thru lane.

After reviewing the Village Engineer's suggestions, the Developer has agreed to comply with all requests. Monroe County water easements to be done. Light poles/amps to be added to the plan. Topsoil will be added to the plan.

The Developer is currently working with the County DOT for permit requirements to be met. They agree to install new sidewalk in front of the property.

The Conservation Board would like to see landscaping for headlight glare, planting of trees on drive-thru side and screening on other side.

SEQR Review completed. The Board decided this should be considered a long form process. The engineer will complete long form and submit to the Planning Board. The Honeoye Falls Village Planning Board has intent to serve as Lead Agency once the long form has been received.

Chairwoman Szlosek open the meeting for Public Comment of the Site Review at 8:30 p.m.

Rob Bauer: Concerned it has several suburban characteristics. Low density development; is less pedestrian friendly. He appreciates the outdoor seating area, will help with pedestrian walk. He also encourages a bike rack. He has a concern of liability of structure in terms of future business should Dunkin Dounuts decide to move from this location.

David Agnes: he believes the double entry will do what it is designed to in terms of preventing pedestrian accidents. It is also DOT recommended.

Amy Harris: she loves the outdoor seating. Concerned with dumpster placement, concerned there is a risk of accidents with small children as pedestrian. There are also horseshoe pits adjacent to the property.

Kylena Payne: concerned with double entrance, need more signage for pedestrians.

Brian Bouchard's Response:

- 1) Double entrance – this is the best way the site functions for pedestrian, access point and deliveries.
- 2) Bike rack – there is room in front entrance to be added.
- 3) Additional signage – pedestrian, enter & exit signs will be clearly defined; crosswalks designed per DOT standards.
- 4) Re-use of structure – if the intended building were to be vacated by Dunkin Donuts and resold it would be so far into the future that it would require a total remodel since this kitchen design is specific to Dunkin Donuts' needs.
- 5) Dumpster enclosure – the dumpster will located at the rear of the site and has a nice screened enclosure which matches the design of the building.

Chairwoman Szlosek closed the Public meeting at 9:00 p.m. Chairwoman Szlosek stated JFJ Holdings/Brian Bouchard will need to come back before the Planning Board at the June 2nd meeting to present Board updates of the items previously discussed.

MOTION to adjourn was made by Betsy Taylor and seconded by Joe Cooley. Vote was unanimous. So Moved.

The Honeoye Falls Village Planning Board meeting was adjourned at 9:05 p.m.

Deborah Shaughnessy, Planning Board Clerk