

HONEOYE FALLS VILLAGE PLANNING BOARD

June 2, 2014

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

ALSO PRESENT: Carole Hayden, Walter Eckhardt, Danny Bassette, Ken White, Judy Lewis, Susannah Lyle, Roland Lyle Victoria Bush, Muffy Meisenzahl, Rob Maurer, Joe Nicosia; Brian Bouchard, CHA; Rick Milne, Village Mayor; Paul Chatfield, Village Engineer; Greg Emerson, Village Administrator; Charlie Johnson, Code Enforcement Officer.

EXCUSED: Mary Szlosek

Acting Chairman Cooley called the meeting to order at 7:30 PM. He stated the first application consists of two parts; the first one would be a re-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 described the building's front setback has been increased from 39' to 65' in response to Board's comments. This required the rear property line to be adjusted accordingly. He explained the additional landscaping elements that have been added in response to the Board's comments. No other new or revised data or information was supplied at this time.

Denise Heischman asked about headlight spread onto the Josh Landscaping property and the likely need for additional trees in this area. Brian agreed to add two more evergreen trees. He also noted that some of this area will have a raised berm for the landscape elements to be planted and will be shown on the subsequent plans. He noted that the existing water lines along the eastern boundary prevent additional trees from being located there. Brian explained that the small planting areas shown on the west side will be slightly raised and consist of perennial flowering plants. Paul Chatfield asked about snow storage. Brian responded that the snow will be generally pushed to the rear of the lot beyond the parking spaces. Paul Chatfield requested they add a note on the plan to remove excess snow from the site if necessary to prevent compromising parking spaces.

The following are to be included on the next drawing revision:

- 1) Extend the survey limits by 200' all around subject parcel.
- 2) Monroe County topographical information to be updated.
- 3) Conducted the onsite survey of existing traffic counts to complete the required traffic study.
- 4) Sent plans to DEC regarding endangered plants and animals. DEC declared there are none.
- 5) Sent project to SHIPPO regarding a determination on archaeological significance, awaiting their response.

There wasn't enough information provided to the Board at this meeting for a vote. This matter will remain open and be reviewed at the next Planning Board meeting.

Demolition of Laundromat – Dave Trarasi - 10 West Main Street

The applicant was not able to attend. The applicant submitted a letter that described the structure as "not code" compliant due to several years of poor maintenance to this property prior to his purchase. The applicant has no immediate plans for a replacement building. Village code states the owner must present the Planning Board with a plan for a replacement of building as part of the approval for demolition. The property cannot be turned into a green space. Charlie Johnson will notify Mr. Trarasi that he will need to be prepared to present a plan of replacement to The Board.

This matter will remain open until the next Planning Board meeting.

Concept Discussion – Joseph Nicosia - 9 York Street

Applicant stated that he would like to continue restoration work that is compatible with the architecture of his historic house. He described enclosing the current side porch and relocating the existing columns to recreate the side porch along the side of the kitchen in the rear. He also described slightly enlarging the kitchen area and adding to the existing dormer on the second floor. The Board generally offered no negative comments at this time.

Mr. Nicosia will attend the next Planning Board meeting with his Site Plan.

A MOTION to close the Planning Board meeting was made by Brian Hoose and Seconded by Denise Heischman. Vote was Unanimous. So Carried. The Honeoye Falls Village Planning Board meeting was adjourned at 8:25 p.m.

Deborah Shaughnessy, Planning Board Clerk