

## HONEOYE FALLS VILLAGE PLANNING BOARD

Meeting Minutes September 8, 2014

**MEMBERS PRESENT:** Mary Szlosek, Joe Cooley, Brian Hoose, Denise Heischman, Ann Bailey

**ABSENT:**

**ALSO PRESENT:** Danny Bassette, Brian Bouchard, Walt Bettin, Carol Bettin, Muffy Meisenzahl, Thomas Voorhees, Rick Milne, Patrick Brennan, Judy Lewis, Vicky Bush, SueKay Lyle, Roland Lyle, Paul Kammermeier, Mike Lesczynski; Paul Chatfield, Village Engineer, Greg Emerson, Village Administrator, Mike Tobin, Village Attorney Charlie Johnson, Code Enforcement Officer.

Chairwoman Szlosek called the meeting to order at 7:30 PM.

Ann Bailey was introduced by the Chairwoman as the new planning board member appointed to complete Betsy Taylor's term.

### **Meeting Minute Approval**

The July 7 Village Planning Board minutes were discussed. **A MOTION to approve the minutes as written was made by Joe Cooley and Seconded by Brian Hoose. Vote was 4 in favor as Ann Bailey abstained due to not attending the meeting. SO MOVED.**

### **Re-Subdivision – 5 South Church – Walt & Carol Bettin**

Applicant described an existing driveway encroachment onto neighbor's property that will be resolved by adding 5' from the neighbors parcel (39 Ontario) onto the 5 South Church parcel. No comments from the Board.

**A MOTION to waive items 14D & 14F from the required submission data was made by Denise Heischman and seconded by Ann Bailey. Vote was unanimous. So MOVED.**

Chairwoman Szlosek opened the meeting for Public Comment at 8:34 p.m. No Comments. Public meeting closed at 8:35 p.m.

**A MOTION to approve the re-subdivision as submitted was made by Brian Hoose and seconded by Denise Heischman. Ann Bailey abstained due to fact that since September was her first meeting she was not present for previous Planning Board meeting. Vote was unanimous. So MOVED.**

### **Site Plan Approval – 116 West Main – Brian Bouchard Dunkin Donuts**

Continuing application from June meeting. Brian Bouchard from CHA Engineers presented project on behalf of JFJ Holdings, franchisee for Dunkin Donuts describing revisions made in response to Village Engineer's review comments, Board's comments and public comments which include the following: additional landscaping, moved building to a 65' front setback, completed a traffic study, extended the survey information, completed an archeology study, finalized storm water management design.

Denise asked where the free standing sign was located and about the wall sign on building facing the parking lot. Mike Tobin responded that according to Village Code 190-92-L allows for a second wall sign on a building face when there is an auxiliary entrance facing a parking lot.

Joe Cooley asked how the menu boards would be illuminated. Brian responded with internal tube type lights. Mary stated that menu boards are not signs and can therefore be internally illuminated.

Mary Szlosek asked that a note be placed on the site plan that stated that the site lighting would be turned off no later than 11pm each day or in accordance with the Village's Lighting Ordinance. She also asked for a picture of the decorative fence at the outdoor patio be provided on the plans for approval.

Brian stated that an image of the decorative fence at the outdoor patio would be shown and that snow storage would be shown on the final site plan as well as entry/exit signs (approx. 3sf) at the main driveways and the note regarding the lighting.

Brian also stated that the Letter of Credit and security will be submitted with the final submission.

Brian Hoose asked how the free standing sign will be illuminated. Brian responded that the freestanding sign would likely be illuminated with gooseneck style down lights.

Paul Chatfield stated that he will review the final submitted drawings before the next meeting.

Paul commented on the Long Form SEQR submitted by CHA noting that item G on page 4 indicated a 3000sf building versus the 2000sf building shown on the plans. Brian responded that he encompassed the building's irregular footprint with a uniform rectangle that equals 3000 sf but the actual building does contain 2000 sf.

Paul commented on item D on page 5 that the check off box was left blank. Brian will add the checked box.

Paul stated that this project was an unlisted action and that the SEQR should be reviewed as a coordinated review. Paul then encouraged the Board to pass a resolution intending to name itself as lead agency. This would start the 30 day comment period

**A MOTION to intend to name the Honeoye Falls Village Planning Board as Lead Agency in the SEQR review process was made by Denise Heischman and seconded by Brian Hoose. Vote was unanimous. So MOVED.**

He then presented a letter listing all of the interested and involved agencies to be sent out as part of the coordinated review for the Board's review. The Board had no alterations to the list.

Paul passed out Part 2 of the SEQR for the Board's review in advance of the meeting.

Mary described that the 30 day comment period of a coordinated SEQR review would conclude after the normal October Planning Board meeting. Therefore she proposed to reschedule the October meeting to Thursday October 9. There were no comments from the Board. Therefore it was determined that the meeting would be rescheduled.

#### **Subdivision Approval – 116 West Main – Brian Bouchard Dunkin Donuts**

Continuing application from June meeting. Brian described the minor revisions made to address the review comments.

Denise asked about the development potential of the remaining lot. Brian responded that the applicant has no specific plans for development at this time. Charlie stated that this 100' wide lot is very similar to the CNB lot that has parking in the rear of the building.

**A MOTION to approve the subdivision as presented was made by Denise Heischman, seconded by Brian Hoose. Vote was 4 in favor as Ann Bailey abstained. So MOVED.**

**A MOTION to close the Planning Board meeting and adjourn to executive session was made by Ann Bailey and Seconded by Brian Hoose. Vote was Unanimous. So Carried. The Honeoye Falls Village Planning Board meeting was adjourned at 8:10 p.m.**

**A MOTION to close the executive session of the Planning Board and return to the meeting was made by Ann Bailey and Seconded by Denise Heischman. Vote was Unanimous. So Carried. The Honeoye Falls Village Planning Board's executive session was adjourned at 8:27 p.m.**

**A MOTION to close the Planning Board meeting was made by Brian Hoose and Seconded by Ann Bailey. Vote was Unanimous. So Carried. The Honeoye Falls Village Planning Board meeting was adjourned at 8:38 p.m.**

Deborah Shaughnessy, Planning Board Clerk