

Final Minutes – Approved 9/11/17

Honeoye Falls Village Planning Board

Meeting Minutes for August 7, 2017

MEMBERS PRESENT: Mary Szlosek, Adam Keller, Brian Hoose, Ann Bailey

MEMBERS ABSENT: Denise Heischman

ALSO PRESENT: Michael Tobin (Village Attorney), Charlie Johnson (Building Inspector), Danny Bassett, Brian Anderson, Jerry Underhill, Mary Louise Meisenzahl, Dan Holtje, R.J. Miller, Angeline Pike, Fran McGory

Chair Szlosek called the meeting to order at 7:30 p.m.

A motion to approve the July 10, 2017 minutes as written, with one change to add Denise Kuebel's name on page 2, was made by B. Hoose and seconded by A. Bailey. A roll call vote was taken: Chair Szlosek-Aye, A. Bailey-Aye, B. Hoose-Aye, A. Keller-Abstain, D. Heischman (via email). Motion carried.

Continuation - Subdivision Approval – 2 Rittenhouse – Mary Louise Meisenzahl

Discussion was continued from the July 10, 2017 Planning Board meeting. Chair Szlosek read the July 10, 2017 minutes pertaining to 2 Rittenhouse. Chair Szlosek looked at Code 161.35 for one-lot subdivisions. After closer review, it was realized that there are items from the code that were not submitted with the application. In order for the Board to take action, the following pieces of information from Code 161.35 for one-lot subdivision approval will be needed as abbreviated below:

#1 – “Identification of the proposed subdivision, including the name and address of the subdivider(s), including the corporation name and the names of the corporation officers, if applicable, and a clear written statement of the developer’s intent.”

Chair Szlosek noted that the “clear written statement of the developer’s intent” portion was not included in the application.

#4 – “Locations of all existing structures, wooded areas, floodplains, wetlands, streams, ditches, highway pavement and utilities which are in the subdivision and/or within 200 feet of the subdivision.”

#6 – “Contour lines...”

#7 – “The ground elevations of and distances to any buildings, wells and leach fields located within 100 feet of the proposed subdivision.”

#8 – “Arrows or lines indicating the proposed method of conveyance and direction of surface drainage and storm drains. This shall include an indication of where the water will go once it leaves the site.”

#9 – “All proposed development, including:

- finished grade of entire parcel, including finished floors
- Trees, grass areas and other landscaping
- Stormwater drainage details
- Structure location including setback lines
- Driveways from highway including turnaround and parking areas
- Utility service locations”

#10 – “Location and details of sewage disposal systems as required by the Monroe County Health Department and Village Engineer.”

#11(a) – “Deep-hole test data to include:

- Date of the test
- Location of test hole(s)
- Type of soil and thickness of each layer
- Level of mineral deposits
- Level groundwater
- Level of solid rock (if no solid rock is encountered, state ‘none’)

#13 – “The following zoning and land use information:

- (a)-Present zoning of the parcel
- (b)-Any other existing restrictions on the use of the land (easements, covenants, etc.)
- (c)-An indication of any proposed zoning changes, variances, or special use permits
- (d)-Any proposed easements”

Chair Szlosek noted that if part 13c is not necessary, the application needs to state that it will not be needed.

#15 – All other data as required by the Planning Board.

Chair Szlosek said that the Board would require a SEQR, an unlisted action. A short form will be adequate.

Chair Szlosek stated that in reviewing the Comprehensive Plan, the intent was not to subdivide residential lots but rather to look at the larger parcels that could be developed.

Chair Szlosek read comments from Board Member, Denise Heischman who was unable to attend:

“At our last meeting, I expressed a desire to research the ramifications of the request to re-subdivide a lot on Rittenhouse Drive to create another smaller lot to front on Peer Street. After studying the Village Map of the residential districts, I realized that there are many lots in the Village that could be re-subdivided into smaller building lots either flag or standard frontage. I am concerned that by allowing this application to move forward, a precedent will be set for other infill subdivisions. This will change the character of the Village. Many infill structures that do not fit the traditional village pattern would be detrimental to our nationally recognized historic village.

Many years ago, my husband and I made the choice to purchase our home in the Village instead of the surrounding town because the neighborhoods were established and the expectation was that, with the exception of renovations, neighborhood structures and layout design character would remain. That gave us the confidence to invest in the future of our property.

Our village still has many acres of undeveloped land that has the potential for carefully planned development of neighborhoods to provide a diversified stock of housing. The Rittenhouse neighborhood was also planned and created, and I believe those residents then and now had the same expectation of stability of layout design that we had when committing to living in the Village.

Many villages like ours have lost their cohesive integrity one small step at a time.”

Chair Szlosek asked Board members for comments.

B. Hoose commented that we can all fall on the spectrum of what Denise Heischman said. He does not care for flag lots and agree with her in that respect, but does not necessarily think this sets a precedent for

the creation of a flag lot easier. This is a unique lot in this development. We should be looking at modifying the code in dealing with flag lots in relation to this particular concern.

A. Bailey stated that her opinion has not changed since the last meeting.

Adam Keller agrees with the concerns but feels the same way B. Hoose does with this particular lot and that we should look at the code.

M. Meisenzahl said that the items that were requested tonight were not required in her application. All that was asked was the size of the lot and how it was fronted and where it was going to be in relation to the building and a survey map. This is the first time this request was made.

M. Tobin stated that it is up to her to research the Village Code to determine the appropriate papers to be filed with the Village. In reviewing it further, it was determined that a one-lot subdivision as under Code 161.35 has all these items to be addressed. In order to properly answer the questions that have been posed with regard to subdivisions, these are the things that need to be done.

Chair Szlosek asked for other public comments.

D. Holtje said that earlier this year when the property on High Street was subdivided, the things mentioned on this were not required for that.

M. Tobin stated that we were remiss, and it will be required. In order to file this application the requirements of Code 161.35 need to be complete.

D. Holtje is concerned that some of the items asked for are not relevant and that some towns have in their village code a waiver clause that allows the board to waive certain restrictions and requirements for subdivisions. He is asking that the Planning Board would be willing to do that. He would be willing to put his request in writing. He believes a lot of the requirements are for large subdivisions not from a single household.

M. Tobin stated that the code specifically says this is for a one-lot subdivision under 161.35. This specifically addresses that. What we did in the past should not have been done. There have been drainage issues. We have no idea where the drainage goes on this lot. This is an issue we are concerned about among other issues.

D. Holtje requested plans from the village storm water from DPW.

M. Tobin said he may obtain whatever we have.

M. Miesenzahl spoke that she is not developing this lot. She is only creating the lot. There are some mechanical things requested, but she is not building, so she is not sure what to write for some of the requirements.

Chair Szlosek said when it comes to the structure on that property, draw in what you anticipate.

M. Tobin reiterated that we need these issues addressed.

M. Meisenzahl stated that she is not the one who would be building. She has not sold the lot, so she does not know what plan anyone would want to build. There are certain things unknown, and she cannot provide that information.

D. Holtje expressed that he does not want to show a house, driveway, and utilities and have a buyer bound to that. He questioned if there would be leeway for a buyer.

Chair Szlosek responded that the buyer would come in with a specific site plan.

M. Meisenzahl requested a copy of the application she has submitted to see what needs to be complete.

The next Planning Board meeting is September 11, 2017. C. Johnson will need the materials by August 28, 2017.

M. Tobin stated that the requirements Chair Szlosek requested will be confirmed in a letter with a copy of the code and map.

M. Meisenzahl asked that correspondence please still be addressed to 3 Livingston Street.

There were no more comments from the public.

Chair Szlosek stated that the public hearing will continue on September 11, 2017.

The sign will need to be re-posted since the public hearing will be continued.

Change of Use – 12 North Main Street – Steve D’Anna

Chair Szlosek announced that the item on the agenda of 12 North Main will not be discussed at this meeting.

Site Plan Approval – 196 Ontario Street – Jerry Underhill

Applicant, Jerry Underhill, came before the Board requesting site plan approval to construct an addition, a second floor dormer that exceeds 200 square feet. The house is currently a ranch. The addition would be at the back of the house.

Chair Szlosek asked the applicant if outside lighting would be added. The applicant plans on adding a wall mount light near the steps. Chair Szlosek had the applicant add, label, and initial the addition of a light on the drawing submitted.

There were no comments from the Board.

Chair Szlosek opened the meeting for public comment. There were none.

A motion was made by A. Keller and seconded by A. Bailey to approve the site plan as submitted with the addition of an outside light. A roll call vote was taken: Chair Szlosek-Aye, A. Bailey-Aye, B. Hoose-Aye, A. Keller-Aye. Motion carried.

The applicant signed the sign posting affidavit.

Review of Zoning Codes

Chair Szlosek asked Board members, at the request of Mayor Milne, if they would be interested in participating in a small committee to work with Steinmetz Planning Group to review zoning codes. The first meeting will be August 30, 2017 and monthly thereafter for approximately 4-6 months. A. Bailey, A. Keller, and B. Hoose each volunteered.

A motion was made by A. Keller and seconded by B. Hoose to adjourn the meeting at 8:15 p.m. A roll call vote was taken: Chair Szlosek-Aye, A. Bailey-Aye, B. Hoose-Aye, A. Keller-Aye. Motion carried.

**Respectfully submitted,
Patty Pragle
Planning Board Clerk**