

Final Minutes – Approved 11/6/17

## Honeoye Falls Village Planning Board

### Meeting Minutes for October 2, 2017

**MEMBERS PRESENT:** Mary Szlosek, Adam Keller, Denise Heischman

**MEMBERS ABSENT:** Brian Hoose, Ann Bailey

**ALSO PRESENT:** Michael Tobin (Village Attorney), Charlie Johnson (Building Inspector), Danny Bassett, Brian Anderson, Fran McGory, Jane McGory, George Zion, John McKinnon, Peter Fernandez, Scott Harter, Ryan Stoner, Pam Scully, Steve D'Anna

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

**A motion to approve the September 11, 2017 minutes as written was made by D. Heischman and seconded by A. Keller. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, D. Heischman-Aye. Motion carried.**

Chair Szlosek informed the Board that the applicant from 2 Rittenhouse as shown on the agenda has not yet submitted the Environmental Impact Statement, so that item will be held open for the November 6, 2017 meeting.

#### **Site Plan Approval – 65 Peer Street - Fran and Jane McGory**

Applicant, Fran McGory, came before the Board requesting site plan approval to construct an addition. Chair Szlosek noted that the details of when and what the variance was for were left out of the application.

F. McGory stated that the variance was granted at the August 28, 2017 Zoning Board of Appeals meeting. The request was made because the proposed addition did not meet the minimum side yard setback.

Chair Szlosek requested that information be added to the application.

D. Heischman asked if the siding would match the rest of the house.

F. McGory said the siding is currently vinyl, and the addition will match.

Chair Szlosek also noted that the application shows the dimensions but not the area of the lot.

C. Johnson replied that the area is 80 x 176.5 feet. C. Johnson will make note of that on the official copy.

Chair Szlosek also noted that exterior lighting is not shown on the drawing.

F. McGory said that there will be exterior lighting added, one over the sliding door, another over the garage door in the soffit, and a wall mounted light next to the front door.

C. Johnson marked on the drawing where lighting will be added. F. McGory initialed those areas on the drawing.

Chair Szlosek asked the applicant about gutters and downspouts.

F. McGory replied that there are currently gutters across the front of the garage and back, and they will be replaced with two downspouts, one 12 feet from the property line and another 7 ½ feet from the property line.

Chair Szlosek asked that F. McGory make sure the water is not impacting the neighbors.  
F. McGory initialed all areas of the application with the additions discussed.  
There were no other comments from the Board.  
Chair Szlosek opened the meeting for public comment. There were none.

**A motion was made by D. Heischman and seconded by A. Keller to approve the site plan as submitted with the addition of the items discussed. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, D. Heischman-Aye. Motion carried.**

The applicant signed the sign posting affidavit.

#### **Site Plan Approval – 21 Brigham Circle – George Zion**

George Zion and John McKinnon came before the Board requesting site plan approval to construct an addition. They will be removing the existing deck and replacing it with an addition.

Chair Szlosek noted that the application shows the dimensions but not the lot size. It was determined that the lot size is 17,100 square feet.

Chair Szlosek asked about exterior lighting.

J. McKinnon showed on the drawing where an existing light will be removed and a new light added.

Gutters will tie in underground and were noted in the drawings.

The applicant initialed the additions made to the drawing and application.

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

**A motion was made by A. Keller and seconded by D. Heischman to approve the site plan as submitted with the addition of the items discussed. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, D. Heischman-Aye. Motion carried.**

The applicant signed the sign posting affidavit.

#### **Site Plan Approval – Norton Street – NOTMI Corp.**

Ryan Stoner (Developer), Peter Fernandez (Landscape and Architect Planner), and Scott Harter (Engineer) came before the Board requesting site plan approval to build storage units on Norton Street. In discussing the subdivision, the applicant has 13 acres on Norton Street and would like to develop approximately 6 acres in the southerly part. The purpose of subdividing is to encompass enough property for the proposed storage facility while leaving property for future development. The site plan includes grading work and alterations within the entire 13 acres. The existing railroad bed material is all gravel and usable which dovetails into the storm water filtration and can be of use for base material for the storage units. This is a re-use and re-develop plan to a property that is restricted with the railroad bed. Currently water is trapped in certain areas including Monroe Street which this project will help to relieve.

D. Heischman questioned if a plan mentioned years ago of a hiking trail that would tie into Sibley Road was still an option.

R. Stoner had concerns of how that would work.

D. Heischman asked that they keep the idea of a trail as a potential.

In the future when plans are made for other development on the property, driveway access for the storage buildings would get moved and a public street would be added. Chair Szlosek requested the future road be drawn on the plans.

Chair Szlosek listed the following items as missing from the application:

-Future road access – S. Harter has a sketch of the direct access and will provide in another drawing.

-Ground contours for parcels adjacent to and within 200 feet of the tract – S. Harter will provide them via LIDAR and an updated drawing.

-Wells and leach fields within 100 feet of the site – S. Harter does not have access to that. C. Johnson stated that there are no wells that provide drinking water or leach fields active in the village, therefore that requirement could be waived. S. Harter is willing to check with the Monroe County Health Department.

-Utilities and electric – The applicant intends to provide electric to the buildings. There is a lighting plan. C. Johnson added that they need to have a plan that can show that utilities are able to be provided for a future development plan.

S. Harter can provide surrounding contours via LIDAR if a statement is needed regarding leach fields and wells.

C. Johnson said with regard to the surrounding site elements within 200 feet, we typically accept an aerial photograph with a 200 foot offset marked on that photograph.

-Soil test is not complete – S. Harter agreed to provide that.

The following comments from the Village Engineer were provided:

1. "Regarding the Short form EAF for the subdivision of land, we have no concerns to address."
2. "Regarding the development of the site, we would recommend that a Full EAF be provided."
3. "A Stormwater Pollution Prevention Plan, including post construction storm water management should be provided for review." – The applicant said they will provide.
4. "Provide location map on the first page of plans." – The applicant said they will provide.
5. "Relocate signature block to the first page of plans."
6. "Provide a note requiring a grading certification prior to Certificate of Occupancy." – The applicant agreed to provide.
7. "It appears that some grading work crosses the property lines, all soil disturbances must be kept within the site limits." – S. Harter stated that R. Stoner owns the properties to the west, so this will not be a problem.
8. "The silt fence located west of the property must be located on the job site not the adjacent parcel." – S. Harter replied again that R. Stoner owns the properties to the west, so this will not be a problem.
9. "Provide additional information on how the site will deal with storm water maintenance issues during construction. Show additional storm water protection measures." – S. Harter said this will be covered in the Stormwater Prevention Plan.
10. "Provide grade elevations on the existing contouring lines." – S. Harter said not all existing contours have been labelled because there are so many, but is willing to add more.

D. Heischman asked about vegetation. S. Harter said that most of the vegetation will be removed from the site and seed planted where necessary as required by the state in the Storm Water Prevention Plan.

P. Fernandez went over the elevations of the storage buildings. There will be 26 bays in the front unit with approximately 64 in the rest. Most of the buildings will be temperature controlled. LED lights with motion sensors with a combination of pole lighting and wall mounted lighting will be used.

M. Tobin reminded the Board that we are still waiting for comments from Monroe County.

Chair Szlosek asked for public comments.

A member from the audience asked if the gate will also have lighting sensors. The reply was, yes.

Chair Szlosek closed the meeting for public comments.

S. Harter will check the Village files for the last project approved for this site.

Chair Szlosek requested that all documentation be provided and ready for the November 6, 2017 Planning Board meeting.

**A motion was made by A. Keller and seconded by D. Heischman to declare the Honeoye Falls Planning Board as lead agency. Chair Szlosek-Aye, A. Keller-Aye, D. Heischman-Aye. Motion carried.**

The applicant signed the sign posting affidavit.

The item on the agenda for 12 North Main Street and 81 Ontario Street will not be discussed tonight. They will be added to the November 6, 2017 meeting.

**A motion was made by D. Heischman and seconded by A. Keller to adjourn the meeting at 8:43 p.m. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, D. Heischman-Aye. Motion carried.**

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