

Final Minutes – Approved 1/8/18

Honeoye Falls Village Planning Board

Meeting Minutes for December 4, 2017

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

ALSO PRESENT: Michael Tobin (Village Attorney), Charlie Johnson (Building Inspector), Danny Bassette, Ryan Stoner, Peter Fernandez, Scott Harter, Dan Holtje, Stephanie Kuhn

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

A motion to approve the November 6, 2017 minutes as written was made by D. Heischman and seconded by A. Bailey. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, D. Heischman-Aye, B. Hoose-Aye, A. Bailey-Aye. Motion carried.

Site Plan Approval – 14 Norton Street – Mathstone Corp.

Chair Szlosek reminded the Board this application was discussed at the November meeting. Applicant, Ryan Stoner, came before the Board requesting site plan approval to tear down a barn located at 14 Norton Street and replace it using the same dimensions. The building will be used for three apartments.

Chair Szlosek said upon reviewing the district zones, it was discovered that this property is in the R1 district. There are no apartments allowed in this district.

M. Tobin reviewed the district and said the map the applicant was referred to is not the correct map. The area is actually in the R1 district. M. Tobin will continue to review the districts.

Chair Szlosek said that if it is found that the district is R1 and the map is incorrect, the applicant can go to the Zoning Board of Appeals to get a variance to have apartments in the R1 district. When the property was re-subdivided and granted a variance for the 25 feet frontage, it was thought that there would be a residential house with an accessory building.

R. Stoner said if the district is R1, he would consider making the barn a single family residence.

D. Heischman and A. Bailey had the opportunity to look at the barn today.

Upon M. Tobin's review of the National Historic Registry and after calling SHPO, he found that if someone wants to renovate in the district through federal or state funding, then SHPO would get involved with reviewing the application. If funding will not be used, the Village can do whatever our code requires. We can also do the Environmental Assessment form.

D. Heischman said this is the only remaining barn of this designation for the Village. It is a very unique property. Her concern is that if this can be demolished, then any building that's designated in the

historic district can be demolished. This would set a precedent. She would like to see it be rehabilitated instead of demolished. If demolished, she would like it to go through the SEQR process.

M. Tobin will get back to R. Stoner and the Board by next week with regard to the zone. He suggested that the Board write a letter to the Board of Trustees asking them to implement the same regulations as SHPO. It would not be able to be imposed on this applicant at this time.

R. Stoner said he could renovate to a single family home, but his concern is the cost and whether he could find a renter.

Adam Keller is concerned that if nothing is done with the building, it will deteriorate.

Chair Szlosek said M. Tobin will get back to the applicant and the Board next week with regard to the zoning district.

Subdivision Approval Site Plan Approval – Norton Street – NOTMI Corp.

Applicant Ryan Stoner along with Peter Fernandez and Scott Harter came before the Board for subdivision approval and site plan approval to construct mini storage buildings on Norton Street.

Chair Szlosek received a letter from Jonathan Hinman from Chatfield Engineers dated December 4, 2017 and read portions as follows:

“We have reviewed the revised Site Plan drawings, revised on November 13, 2017 for the Norton Station Mini Storage plan, located at the corner of Carriage Street and Norton Street, as submitted by the Professional Engineering Group. We offer the following comments for your consideration: All major concerns outlined in the letter provided by Chatfield Engineers dated October 2, 2017 have been addressed with the following exceptions: it appears that some grading work crosses the property lines, all soil disturbances must be kept within the site limits. And, the silt fence located west of the property must be located on the job site not the adjacent parcel.

In the response letter from the Professional Engineers Group dated November 15, 2017, it is noted that the property owner is satisfied with the grading plan and silt fence on adjacent parcels. This however remains a concern from Chatfield Engineers.”

Chair Szlosek informed the applicant that Chatfield Engineers just today received the Long Form Environmental Form for the Storm Water Pollution Prevention Plan. They, therefore, have not had time to review it. They will comment on a later date.

Chair Szlosek reminded the applicant and Board that the Board did identify itself as the lead agency for the SEQR Form.

P. Fernandez showed a video of how the plan will look. The buildings will have metal roofs. The front buildings will have a stone base. There will be an aluminum picket fence with a sliding gate out front. The plan also shows the landscape screen.

S. Harter stated that the lot lines are proposed on the subdivision plan. Access to utilities are shown with the new right of way.

Maps were shown for driveway entrances for phase 1 and phase 2.

D. Heischman questioned if open space allotments match what is needed. P. Fernandez replied, yes. Landscaping is shown. They are not sure about the proposed trail.

D. Heischman asked what happens with the side where there are residents. R. Stoner replied that there will be a buffer.

P. Fernandez showed a diagram of the units and grading which also shows the amount of buffer.

Chair Szlosek opened the meeting for public comment.

D. Holtje asked if the new maps would be available for public review. Chair Szlosek said they would be.

D. Holtje asked what measures can be provided to be sure the drainage is done according to plan.

S. Harter said there are construction inspections that will be done. C. Johnson said our engineer will be doing inspections as well.

D. Holtje questioned maintenance of storm water after it is built.

S. Harter replied that phase 2 of the storm water prevention plan will identify the plan for servicing the facility. The owner takes care of the facility, but if it is not being taken care of as they committed to as part of the approval, the municipality has the right to enter the property and fix it as they want.

There were no other comments from the public.

Chair Szlosek closed the meeting for public comment.

A motion was made by A. Keller and seconded by B. Hoose to grant conditional site plan approval for the purpose of the applicant to go before the Zoning Board of Appeals to request a special exception use permit. Site plan approval would be granted pending that along with the long form of the SEQR which would include the completed response from Chatfield Engineers. A roll call vote was taken: Chair Szlosek-Aye, D. Heischman-Aye, B. Hoose-Aye, A. Bailey-Aye, A. Keller-Aye. Motion carried.

A motion was made by D. Heischman and seconded by A. Keller to adjourn the meeting at 8:10 p.m. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, D. Heischman-Aye, B. Hoose-Aye, A. Bailey-Aye. Motion carried.

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