

VILLAGE OF HONEOYE FALLS PLANNING BOARD

January 13, 1997

MEMBERS PRESENT: Denise Heischman, Chairman Earl Fontaine, John Hoffman Thomas Judd
Elizabeth Taylor

ALSO PRESENT: Steve Gustin, Jim Turner, Richard Rosen, William & Mary Farrell

Chairman Heischman called the Regular Meeting of the Village of Honeoye Falls Planning Board to order at 7:30 p.m.

MINUTES:

Motion by Earl Fontaine, seconded by John Hoffman that the minutes of December 9, 1996 be approved as revised. Motion carried.

SITE PLAN REVIEW: MARK IV CONSTRUCTION COMPANY, INC.: LOT 17

The Board reviewed plans submitted by Clover Green Construction Co., Inc. for a Brookfield home to be constructed on Lot 17.

Motion by Betsy Taylor, seconded by Thomas Judd that the Site Plan Approval be granted to

Mark IV Construction Co., Inc. for construction of the Brookfield design on Lot 17 according to plans submitted December 27, 1996.

Motion carried.

It was previously agreed that no construction would begin on Phase II at Cover Meadows until ten house designs had been approved; ten plans have been submitted and approved.

Chairman Heischman asked Mr. Rosen if all ten plans are included in sale folios presented to prospective buyers, and that one copy of the sales folio be forwarded to the Village Office. Mr. Rosen stated he felt all ten house plans were included in the sales folio but would investigate this, and see that a copy was sent to the Office.

Mr. Rosen presented a draft of an agreement and drawings for a proposed sign and fence on Cheese Factory Road for the Clover Meadows subdivision. There is presently a sign on Clover Street that is illuminated, the new Village sign ordinance does not allow any illumination. Also, there is a conflict between the original agreement calling for one subdivision sign, which is to be removed upon sale of the last lot; and the new sign ordinance allowing two signs for a subdivision. Removal terms also differ. The Board decided to postpone any action on the sign and fence until the information has been reviewed by Michael Tobin, the Village attorney.

WILLIAM & MARY FARRELL: 88 EAST STREET: APPROVAL FOR ACCESSORY APARTMENT

The Board reviewed the application by William and Mary Farrell, 88 East East Street, for an accessory apartment in their barn. This would be retroactive approval as the apartment has already been build. The drawings submitted December 31, 1996 were hand drawn and not to scale but it appears the living space occupies 67% of the total square footage. Village Code requires that the living space be a maximum of 50%. The sewer is tied into the house sewer line with property currently assessed as one sewer unit. If the accessory apartment is allowed, there would be an additional sewer unit added to the tax bill. Mr.

Farrell stated there would be no one living in the house after February 1, 1997 except a relative. All other tenants have already moved or will be moved out by that date. Village Code requires the owner, or a family member, to be in residence at the property at least 9 months of the year for an accessory apartment.

Motion by John Hoffman, seconded by Betsy Taylor to deny approval of an accessory apartment at 88 East Street, owners William and Mary Farrell.

Motion carried.

Mr. and Mrs. Farrell were referred to the Zoning Board of Appeals for a Special Exception Use and Area Variance.

The Planning Board will make the following recommendations to the Zoning Board of Appeals regarding the application of William and Mary Farrell:

- The living area be limited to 50%
- That one family lives in the house and one family occupies the barn
- The owner or family member must occupy one of the structures for at least 9 months each year *
A set of drawings, done to scale, be submitted by the Farrells'.

RITE AID: 135 WEST MAIN STREET: SEQR DETERMINATION

This matter was tabled until information requested has been received from the Rite Aid Corporation.

REVIEW OF VILLAGE OF HONEOYE FALLS FENCE ORDINANCE (Section 190-53)

Discussion ensued regarding fences, however it was agreed to review information received from area villages and the County and continue with this at a later date.

ADJOURN

Motion by Earl Fontaine, seconded by Tom Judd that the meeting be adjourned at 9:20 p.m. Motion carried.

Respectfully submitted,
Deb Milne-O'Brien,
Planning Board Secretary