

VILLAGE OF HONEOYE FALLS PLANNING BOARD

February 10, 1997

MEMBERS PRESENT: Denise Heischman, Chair, Earll Fontaine, John Hoffman, Betsy Taylor

MEMBERS ABSENT: Tom Judd

ALSO PRESENT: Jim Turner, Michael Tobin, Dennis Roy, Carole Eilers-Lloyd, William & Mary Farrell

Chairman Heischman called the Regular Meeting of the Village of Honeoye Falls Planning Board to order at 7:35 p.m.

MINUTES:

Motion by John Hoffman, seconded by Earll Fontaine, that the minutes of January 13, 1997 be approved as amended. Motion carried.

WILLIAM & MARY FARRELL: 88 EAST STREET: ACCESSORY APARTMENT

The Board reviewed revised plans for the accessory apartment in the barn space submitted by Mary

Farrell showing that they are now in compliance and meet the required 50% living space variance; Mr. Farrell noted that they have been working with Jim Turner and that all measurements do meet with Jim's approval. The Farrells also presented copies of permits and documents for work done in the past.

The Farrell's have hired a contractor to complete the work needed, two parking spaces as required will be allowed and provided for the accessory apartment in the carport at the rear of the house, with a small parking turn-around at the back of the barn eliminated. Five additional feet to the right of the barn will be seeded to meet the setback requirements. Upon discussion, the Farrells agreed that a type of barrier shrubs, landscape timbers and flower beds would be appropriately placed near the barn's lower deck to avoid any parking of cars, turn-around area, etc.

Motion by Denise Heischman that the Planning Board grant site plan approval, with the conditions set by the Honeoye Falls, Zoning Board, the gravel area to be shortened, and the addition of a barrier as discussed. Motion seconded by Betsy Taylor. Motion carried. The Farrells are reminded that a Building Permit is necessary, which will be obtained, and that they must work closely with Jim Turner.

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

Following discussion of fences within the village, it was felt the Fence Ordinance adopted by the village of Churchville was most appropriate to our needs. The Board and Attorney Tobin made all necessary changes and Attorney Tobin will draft a new ordinance to be reviewed by the Planning Board at a later date.

ACCESSORY BUILDINGS SETBACKS IN RM & GRM DISTRICTS

The Board reviewed current setbacks for all residential districts, noting that the majority of the districts have a 12 foot setback all around. Because setbacks can be confusing, it was agreed that all RM, RMG, and TV districts have uniform setbacks, all around, of 3 feet. RA will stay at 40 feet.

PLANNING CHECKLIST

The Board praised the new Planning Checklist as Jim Turner explained its anticipated use. Board members made a number of suggestions for additions to the lists and would like to see both checklists also given to those requesting Building Permits, as well as being used by both Planning and Zoning Boards and village personnel.

MEETING SCHEDULE

Upon realization of the Village Annual Meeting date of April 7, it was agreed to change Planning Board meetings to the first Monday of each month beginning May 5, 1997.

OTHER

Nothing has been heard from the Rite Aid Corp. regarding their plans for the Melrose site on West Main Street.

The mylar plan for Phase II of Clover Meadows was resubmitted for an extension of the approval.

Motion made by Betsy Taylor that Chairman Heischman re-sign said map, re-date it, and that it should be returned by next day pickup, noting that this must be filed within 60 days. Seconded by Earll Fontaine, motion passed.

Clover Meadows Pond Chairman Heischman will contact Richard Rosen to set up a meeting to discuss the pond.

To be added to the next meeting agenda: Update Zoning Ordinance for West Main Street, and discuss actual zoning of those parcels.

Formal Planning Board meeting adjourned at 10:15 p.m. with members remaining to discuss P.I.P

Respectfully submitted,
Deborah J. Milne-O'Brien, Planning Board Secretary