

WORKSHOP

MEMBERS PRESENT: Betsy Taylor, Earl Fontaine, John Hoffman, Tom Judd

MEMBERS ABSENT: Denise Heischman

The Planning Board held a workshop meeting on Monday, September 29 to discuss the following issues: West Main St. Zoning, Tower Legislation, and Accessory Building Heights. Other issues discussed included frustration over violation (or near violation) of zoning laws and the purpose or lack of the Planning Board; particularly noted were St. Paul of the Cross' expanding parking lot and Dorschel continually fluctuating car lot. Village Attorney Michael Tobin will be consulted regarding zoning regulations and these parking lots. It was also agreed to have Tom Judd draft a letter to the Village Board expressing the unhappiness of Planning Board members over the apparent ineffectiveness of enforcement of the laws.

Communication Towers Legislation:

Board members perused legislation from Spencerport, Penfield and Greece sent over by Attorney Tobin, as well as the sample legislation from the Mayor's Conference submitted some time ago. There are several points in the Spencerport sample the Board like, consensus was that the Model form from the Mayor's Conference was appropriate for Honeoye Falls, with a few additions, particularly setbacks (see page 5 of Spencerport,) liability (Spencerport, pg 4,) and Item 9, pg. 8 Input will be needed from Attorney Tobin. Questions included: does there have to be a Special Use Permit issued? Does this have to go to the Zoning Board of Appeals? What heights can the Board limit towers to? If the Model form is used, with necessary additions, the only other changes will be to add the name "Honeoye Falls" where needed. The Secretary was asked to see if she could obtain a copy of the Lima and Rush legislation's as well.

Accessory Building Heights:

Every effort should be made to build an accessory structure within the neighborhood's character. Generally speaking, heights should be no more than 24 feet, or exceed existing house height. One question for Attorney Tobin pertains to the percentage of property to pavement; additionally regarding off-street parking does this apply to the regulated 20%? It was agreed that the Board members need to view some of the different neighborhoods in the village of Honeoye Falls before setting any "hard and fast" laws regarding accessory building heights.

West Main St. Zoning:

Enforcements may be necessary; plantings must be maintained at a minimum height to be determined. At Chair Heischman's request, the Board discussed the new Rite Aid, one row of parking in the front of the building has been allowed; we will consider allowing this in future building plans on West Main Street with deeper setbacks.

Workshop closed at 9:45 p.m.; the regularly scheduled meeting of the Planning Board will be held on Monday, October 6 beginning at 7:30 p.m./

Respectfully submitted,

Deb Milne-O'Brien, Secretary