

**VILLAGE OF HONEOYE FALLS PLANNING BOARD
SPECIAL SESSION**

January 29, 2001

MEMBERS PRESENT: Denise Heischman, Chair
John Hoffman
Betsy Taylor
Tom Judd

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; Derek West.

Chairman Hieschman called the Special Session meeting of the Planning Board to order at 7:35 p.m.

REZONING : WEST MAIN STREET : GLEASON PROPERTY

The meeting opened with a discussion of the ratio regarding impervious to non-impervious surfaces in the proposed new zoning district. The primary area of development was identified as beginning at the edge of the Rite Aid property and extending to the Village line.

A discussion ensued regarding density regulations in the development. Mr. Tobin suggested that the plan would need density regulations to determine acceptable sizes and number of structures in the development. Chairman Hieschman agreed that density regulations would be advisable. It was determined that 700,000 square feet of property would initially be linked into the limit of square footage, which would potentially increase the number of buildings allowed in the development. Mr. Tobin stated that if the expectation of the Board was to allow development of a certain amount of spaces, that an appropriate amount of spaces be determined. A discussion ensued amongst the Board regarding the amount of developable land available after subtraction for parking, greenspace and infrastructure. Also discussed was placement of buildings within lots for aesthetic and practical purposes. Mr. Tobin suggested that specific dimensional areas for each location be reviewed, and that a consistent measure be used to determine density in all development tiers.

Next discussed was the amount of open space in Tier I. Also discussed was whether the percentage of open space should be determined per tier or overall. It was determined that 150,000 square feet of developable land would be available in Tier I. Chairman Hieschman expressed concern for preservation of a stand of trees and hedgerows located in the front area of the proposed development, with an objective Mr. Hoffman stated that the trees and hedgerow could be protected somewhat through the site plan review process. The following suggestions were made in regards to open space:

- The property located in the Gateway area between the Village and Town of Mendon lines be left undeveloped as a buffer area.
- The hedgerow on West Main Street in the front of the development should be preserved, as well as the trees which front on West Main Street.
- 25% of open space will be located in each development Tier.

Next reviewed was square footages for potential buildings. Mr. Turner stated that as a comparison figure, the existing Weider's Hardware store was 8,000 square feet. A discussion ensued comparing proposed building sizes to existing Village businesses. Mr. Judd stated that the development area could end up being the same size as the existing Village due to sizes of buildings. The Board reviewed scale drawings of the Village in comparison to the proposed development area.

After much discussion and review, the Board made the following findings regarding density in the proposed development area:

- The 637,000 square feet of developable land in Tier I minus the 25% of land dedicated for open space totals 477,000 square feet of building area.
- Density will be the ultimate precursor of the ratio of development between the front and back tiers of development.
- If building parcels are a minimum of 1 acres, there will be approximately 10 buildings in Tier I and 7 buildings in Tier II after allowing for the 25% greenspace.
- It would be the preference of the Board that the property be subdivided into building lots to encourage property ownership
- Clustering of buildings to defray infrastructure costs would be allowed, with a specific number of buildings allowed per cluster, but clusters would not be located within a determined number of feet from the Village line
- The preference of the Board is to dedicate 1 acre in the center of the retail area to be used as a Village square area

Next discussed was the issue of traffic concerns. Chairman stated that traffic flow in the proposed development would be a potential problem due to the possibility that the road linking the parcels and tiers might extend out to Route 15A. A discussion ensued regarding a new road in the bedrock area of the development. Mr. West inquired if there were plans to connect a new road to the HFMP driveway. Chairman Hieschman stated that it would be preferable to connect the road to Pine Trail and create a road-to-road intersection in order to reduce congestion.

Specific language changes to the draft legislation submitted by Mr. Tobin followed:

- P 1 (d) : change “but” to “and”
- P 3 (b) : insert “the”
- P 3 (c) : “recreational” deleted
- P 4 (f) : change “20,000” to “21,000”
- P 4 (f) : change “the” to “this”
- P 4 (f) : insert “combined total”
- P 7 (4) (2) : “per building”
- P 11(5) : insert “archeological”

The Board also discussed signage regulations in the new district. Chairman Hieschman suggested that a copy of the Traditional Village and Village Business District sign regulations to determine if those regulations would have applications to the new district. A preliminary informal poll of the Board determined that sandwich signboards would be acceptable.

The Board agreed that this matter would be further discussed at the February 5 Planning Board meeting.

OTHER BUSINESS

Chairman Heischman stated that a letter be conveyed to the Zoning Board regarding a variance application by Dorschel Automotive for an internally lit sign. Chairman Heischman stated that the Board recommend that the variance be denied.

Motion by Tom Judd, seconded by John Hoffman that the Planning Board recommendation to the Zoning Board of Appeals regarding the variance application by Dorschel Automotive for an internally lit sign be denied.

Motion carried.

ADJOURN

Motion by Betsy Taylor, seconded by Tom Judd to adjourn the meeting at 10:00 p.m.

Motion carried, meeting adjourned.

Respectfully submitted,

*Sheila Coleman
Planning Board Secretary*