

VILLAGE OF HONOEYE FALLS PLANNING BOARD
SPECIAL SESSION

March 19, 2001

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

ALSO PRESENT: Michael Tobin, Village Attorney-, James Turner, Village Code Enforcement Officer.

Chairman Heischman called the special session meeting to order at 7:30 p.m.

PROPOSED LEGISLATION : GATEWAY ZONING DISTRICT : WEST MAIN ST :
GLEASON PROPERTY

The Board discussed maximum height restrictions and requirements for the proposed West Main Street development area. It was recommended that 35 feet be the maximum height allowed. Any proposed building exceeding 35' in height would need to apply for a variance from the Village Zoning Board of Appeals.

Next reviewed was maximum square footage (gross floor area) for Tier 1 and 2. The Board made the following recommendations:

- Tier 1 buildings maximum square footage will not exceed 7,000 sf gross floor area total
- Tier 2 buildings maximum square footage will not exceed 16,000 sf gross floor area total unless they are industrial use
- Tier 2 buildings with industrial use will not exceed 18,000 sf gross floor area total
- Retail uses cannot exceed 7,000 sf gross floor area total
- Specific configurations and uses should be addressed in site plan submissions

Open space requirements and development density were next discussed. The Board discussed percentages of open space necessary in the initial development. It was determined that according to the proposed legislation, 50% of the total area of the property could be developed. After much discussion and calculation, it was determined that according to the proposed legislation, the initial development could possibly consist 7.5 building with 1 acre lots with 900' of road frontage.

The Board also discussed maximum building uses and determined that an appropriate number for shared building use was three uses per building.

Motion by John Hoffman, seconded by Betsy Taylor to adjourn the meeting at 10:30

p.m. Motion carried, meeting adjourned.

Respectfully submitted,

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Sheila Byrne Colentan
Planning Board Secretary