

VILLAGE OF HONOEYE FALLS PLANNING BOARD  
SPECIAL SESSION

March 26, 2001

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

MEMBERS ABSENT : Tom Judd

ALSO PRESENT : Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer; David Dworkin; John August; Jerry Goldman; Fran Antonelli; Dereck West.

Chairman Heischman called the Special Session meeting to order at 7:30 p.m.

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

The Board reviewed conceptual drawings for Phase I done by Jim Durfee. The Board discussed traffic control and engineering access concerns in regards to the layout of buildings and impervious surfaces included in the drawings. A discussion ensued regarding maximum building sizes, building footprints and the "support" role of the front area to the industrial park in the rear of the property. Also discussed were maximum building heights, and the placement of multi-story buildings. Chairman Heischman stated that while the maximum building height was to be 35', a single story building of that size should be avoided. Also discussed was locating multi-story buildings behind the 750' mark in the development, with Tier 1 containing only single-story buildings, and Tier 2 containing multi-story buildings at least 550' back from the property line.

Next discussed was open space requirements. A suggestion was made by the developers to include the front setback as part of the first 100' of open space. The discussion on open and green space requirements continued, with attention to a buffer greenspace.

Next discussed was building sizes. Mr. Dworkin expressed concern that the limit of 7,000 square feet in Tier I would preclude some uses, and asked for 7,500 square feet as the maximum size with exceptions for one larger building in reserve to face West Main Street. Chairman Heischman stated that while a possible allowance could be made for one building larger than 7,000 sf in Tier I, building size restrictions and quantity restrictions were still a concern, and that restrictions on square footage and sizes would ensure a mix of building sizes. Discussion continued on building sizes.

After much discussion, the Board made the following findings:

- One three-story building would be allowed in Tier I
- Maximum retail size would be one 7500 sf building
- Non-retail uses in Tier 2 are limited to 16,000 sf total regardless of number of stories, with the exception of a daycare center, which can reach 18,000 sf.

A Special Session was scheduled for April 9, 2001.

Motion by John Hoffman, seconded by Earl Fontaine to adjourn the meeting at 10:30 p.m.

Motion carried. Meeting adjourned.

*Respectfully submitted,*

*Sheila Byrne Coleman  
Planning Board Secretary*