

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

April 29, 2002

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

ALSO PRESENT: Mayor Steve Gustin; Village Code Enforcement Officer James Turner; John August, David Dworkin, Monroe Village Associates.

Chairman Heischman called the special session meeting of the Village of Honeoye Falls Planning Board to order at 7:40 p.m.

DISCUSSION: WEST MAIN STREET REZONING

Chairman Heischman and the Board discussed the rezoning of the south side of West Main Street. Chairman Heischman suggested that instead of limiting the lot sizes on West Main Street to keep conformity with Village character, that it might be better to instead limit the building sizes for retail use establishments. She suggested that retail be limited to 1 use per lot, and then limit the square footage of the building.

The Board next discussed general zoning in the area. Currently there is no size limit for buildings in the area. The Board reviewed zoning requirements for the area in regards to building and lot coverage. It was suggested that there be a limit on the building size per lot. A discussion ensued regarding accessory structures. The Board determined that accessory structures should be allowed only if their use is tied to that of the main building.

Next reviewed were parking regulations. It was suggested that parking be dependent on use rather than lot or building size, with side or rear landscaped parking areas. The Board concluded that parking requirements should be no more than that allowed per use of the building..

Next discussed were multiple use buildings in the GC district. Limits to multiple-use buildings would include maximum square footage, and front and side setbacks. Also discussed was keeping the IP district zoned IP, and not allowing retail development there.

Specific square footage requirements were discussed. Chairman Heischman stated that a maximum square footage limit should be set, then other existing buildings in the area which exceed this would be grandfathered, but not allowed to add on to the building. Chairman Heischman stated that the maximum should stay at less than 10,000 sf. for retail.

Next discussed were setbacks. Chairman Heischman asked if the setback line should be maintained or moved to the sidewalk. Mr. Hoffman stated he felt it should remain consistent with the Village Square development.. The Board agreed that frontage would remain green in front, with parking on side and in the rear.

Specific recommendations were:

- FRONT SETBACKS- 25'-40' but where there are non-conforming, existing buildings, infill legislation would prevail. (Village Code 190-45.2 D (1)(d))
- ACCESSORY STRUCTURES- currently allowed in GC district, there would be no maximum size, only maximum coverage. Accessory structures only to be used for subordinate use of the main building or business and cannot be used for separate retail ,

wholesale, or customer service space. Accessory structures maximum size may not exceed 10% of the main structure.

- SIDE SETBACKS- 10'-20' are acceptable
- LOT COVERAGE- 50% maximum
- SALES LOTS- Not allowed in front- only on rear or side of buildings.
- PURPOSE OF AREA- Buildings will reflect 190-45.2(A) MUGLID zoning.

Notes will be forwarded to Mr. Tobin for writing of legislation.

DISCUSSION: NORTH MAIN STREET PARKING

A discussion regarding solutions to the parking problems in the North Main Street/ Juniper Beans/ The Creamery area ensued. A letter from the Zoning Board of Appeals was read stating that they had received three variances in a years time for relief from parking regulations in this area. The Zoning Board relayed that they were looking to the Planning Board for guidance and an overall plan in future variance applications.

Shared parking in the area was discussed. The small green strip parking area near the North Main Street bridge was seen as one option for expansion of Village Parking facilities. Also discussed was getting businesses in this area, specifically Juniper Beans, the Creamery and the Honeoye Falls Partners buildings under construction to cooperate in shared parking. Also cited as possible solutions was off-peak parking and additional signage.

A potential relief clause cited was the possibility that the Village and business owners could lease parking. Mayor Gustin stated he would address the Village Board of Trustees to attempt to suggest remedies to the parking problem. The Board discussed recommendations that the Village enter in to an agreement with the owner of the Creamery to lease public parking, or to trade rent, maintenance or paving in return for parking. Also discussed was placement of a sign at the North Main Street bridge to indicate the Village Parking lot there.

ADJOURN

Motion by John Hoffman, seconded by Betsy Taylor to adjourn the meeting at 9:45 p.m.
Motion carried.

Respectfully submitted,

*Sheila Coleman
Planning Board Secretary*