

VILLAGE OF HONEOYE FALLS PLANNING BOARD

JUNE 3, 2002

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

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer/ Building Inspector; Mike and Sandra Leavy; Kathleen Henderson; David D'Aprile; Robert Keiffer, FRA Engineering; Mr. Magee & Mr. Bruschel, Magee & Associates.

Chairman Heischman called the regular meeting of the Planning Board to order at 7:32 p.m.

PUBLIC HEARING : SITE PLAN REVIEW: NEW HOME: HYDE PARK SUBDIVISION: LEAVY
Chairman Heischman opened the public hearing at 7:33 p.m.

Mr. & Mrs. Leavy approached the Board to review plans for a new home. The plans were previously approved by the Board in April 2001, but had expired. Mr. Leavy explained that the plans were essentially the same, with a light revision to the front porch area. Chairman Heischman reviewed the final plans with the Board.

Chairman Heischman inquired if there were any comments from the assembled. As none were noted, the public hearing was closed at 7:39 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by John Hoffman, seconded by Earll Fontaine, to grant site plan approval to Mike and Sandra Leavy for a new home to be built at lot #4 Hyde Park Subdivision, pursuant to plans received 4/19/02 with modifications to the front door.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : ADDITION: 16 PRIDE STREET : HENDERSON
Chairman Heischman opened the public hearing at 7:40 p.m.

Mrs. Henderson approached the board with plans for a sunroom addition to her Pride Street home. The Board reviewed plans for the addition, as well as photos showing the location on the house of the proposed addition. No setback issues were noted. Chairman Heischman noted that all trim and siding should match that of the existing house.

Chairman Heischman asked for comments from the Board. No significant issues were noted. Chairman Heischman asked for comments from the Building Inspector. Mr. Turner stated that the addition would not be visible from the street. Chairman Heischman inquired if there were comments from the assembled. As none were noted, the public hearing was closed at 7:43 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by John Hoffman, seconded by Betsy Taylor to grant site plan approval to Kathleen Henderson for an addition to her 16 Pride Street home, pursuant to plans received.

Motion carried.

PUBLIC HEARING : SITE PLAN REVIEW : ADDITION : 21 PRIDE STREET: D'APRILE

Chairman Heischman opened the public hearing at 7:45 p.m.

Mr. D'Aprile approached the Board with plans for an addition to his Pride Street home. Plans showed an expansion of the kitchen and family room. Mr. D'Aprile stated that his family had grown by 2 children since moving in.

Chairman Heischman noted no setback issues. Mr. D'Aprile was instructed to match trim and siding to that of the house. Chairman Heischman inquired if there were any comments from the Board. None were noted. Chairman Heischman inquired if there were any comments from the assembled; as none were noted, the public hearing was closed at 7:55 p.m.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Earll Fontaine, seconded by Tom Judd to grant site plan approval to David D'Aprile for an addition to his 21 Pride Street home, pursuant to plans received 5/9/02.

Motion carried.

CONCEPTUAL DISCUSSION : HESS MART : WEST MAIN STREET : MAGEE & ASSOCIATES

Robert Keiffer, FRA Engineering, approached the Board with Mr. Magee and Mr. Bruschel to discuss a conceptual overview of a proposed gas station/ car wash/ market on West Main Street. Mr. Keiffer stated that the applicants realized they would have to obtain rezoning for the project to proceed. Mr. Keiffer presented rendered drawings and photos of similar facilities. Design aspects of the proposed facility were discussed, as well as drainage concerns and demographics.

After much discussion, Chairman Heischman stated to Mr. Keiffer that zoning was the main issue. Chairman Heischman explained that the Board had specifically determined that a gas station and car wash were not wanted in this area. Chairman Heischman explained the Gateway MUCLID rezoning effort to the applicants. Allowable uses in this area were discussed with the applicants. Ms. Taylor suggested that perhaps a facility of this type would be better located on Rt. 15A. A discussion of demographics and traffic studies ensued. After much discussion, Mr. Magee inquired if the Board was advising the applicants that the project was not viable within the Village limits due to current zoning regulations. Chairman Heischman stated this was correct.

APPROVE MINUTES

Motion by Betsy Taylor, seconded by Earll Fontaine to approve the minutes of March 4, 2002 as amended.

Motion carried.

The minutes of March 18, 2002 are to be resubmitted .

ADJOURN

Motion by Earll Fontaine, seconded by Tom Judd to adjourn the meeting at 8:50 p.m.
Motion carried, meeting adjourned.

Respectfully submitted,

Sheila Coleman
Planning Board Secretary