

VILLAGE OF HONEOYE FALLS PLANNING BOARD

January 5, 2004

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

ALSO PRESENT: Michael Tobin, Village Attorney; James Turner, Village Code Enforcement Officer, Art English for Vito Arbore

Denise Heischman opened the regular meeting of the Planning Board at 7:35 p.m.

SITE PLAN REVIEW: RESUBDIVISION 115 & 135 W. MAIN ST.

Mr. English presented a revised site plan showing the zoning lines between IP and GC as requested by the Board.

Addressing the Development Review Response Form received from Monroe County Department of Planning and Development: Ms. Heischman questioned whether or not we have redefined the property in question to be GC in a previous matter. Mr. Turner stated that the County presently has this set out as being in the Agricultural District and until we officially change it with them, it will remain this way. Mr. Tobin states that if Mr. Arbore wants to change the Zoning he will have to submit his request. The adjacent land is presently being farmed by Meizenzahl and will continue to be until the development of the Monroe Village Associates project.

Mr. Hoffman noted that the Monroe County review letter requests that the applicant address this matter with the Agricultural Specialist and Mr. English said he would take care of it.

Mr. Hoffman suggested that according to the Monroe County review letter drainage with nearby farm property is an issue also. Mr. English stated that Mr. Arbore contacted him to make this subdivision. He has an option from Rite Aid to gain the property, but has no plans for development. He knows that he has to get approval from this board for any development on the property. No change to drainage will take place. There is a retention device behind Rite Aid to take care of overflow. He knows about the zoning areas and does not want to try to change anything at this time. Ms. Heischman stated that if he wants parking that does not fall in IP use and he will also have frontage on the new street and will have other options. Mr. English said he is sure Mr. Arbore is aware of this.

This board is aware that at the present time the building and parking on the Arbore property is not a legal use of the property zoned IP. This board approved the last subdivision not knowing the exact placement of the zoning lines and should be careful not to let this go through without careful consideration to the zoning. Ms. Heischman stated that at the present time parking is existent on the Rite Aid property. Mr. Turner said they did add some gravel area last year.

Mr. Tobin stated one of the issues is whether or not the subdivision of the Rite Aid lot requires us to attach it to the Arbore property or leave it as an independent lot. Mr. Turner said if we don't attach it it will be land locked and we cannot approve that type of action.

Mr. Tobin asked Mr. English if he knew what the eventual purpose is for this land. Mr. English said he does not.

Mr. English said if zoning stays the way it is, Mr. Arbore can request a variance for any improvements or change in use of the property.

Mr. Tobin suggested that Mr. Arbore needs to come to the next meeting. This should be conveyed to him personally and he needs to know how serious this is. There are too many issues that need to be resolved. There is no Power of Attorney for Mr. English to act on his behalf. Mr. Arbore should come to be addressed. We do not have to approve this tonight.

Mr. Hoffman asked: are we looking for Molye to give Rite Aid a drainage easement for retention pond?

Mr. English said Rite Aid should want to make sure that provisions will be made if the property is developed.

Issues that need to be addressed:

1. Use of property
2. If we do grant subdivision, we are not granting use of lot without further approval
3. Drainage easement

Mr. Fontaine noted that the application does state the proposed Zoning use to be General Commercial. Mr. English stated that he put that in there by mistake before he was aware of the Zoning line between IP and

GC. Mr. Tobin asked Mr. English to work on a proposed easement to get recorded before map is filed if the subdivision is approved.

Matter is adjourned to 2/2/04 meeting with Mr. Arbore to be present.

Discussion closed at 8:07

APPROVE MINUTES

Motion by John Hoffman, seconded by Earl Fontaine to approve the October 6, 2003 minutes as amended.

Motion carried.

Motion by Earl Fontaine, seconded by Tom Judd to approve the December 1, 2003 minutes. Motion carried.

DISCUSSION

The board had a discussion regarding the renaming of the Cameron Court Apartments project and would like to suggest that the name be Seneca Place.

ADJOURN

Motion by John Hoffman, seconded by Betsy Taylor to adjourn the meeting at 8:45 p.m. Motion carried, meeting adjourned.

Respectfully submitted,

*Gerianne P. Alford
Planning Board Secretary*