

VILLAGE OF HONEOYE FALLS PLANNING BOARD

February 2, 2004

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

ALSO PRESENT: Greg Emerson, Village Administrator; Jim Turner, Village Code Enforcement Officer; Wayne Menz; George Visco; Brendon Haggerty with Daniel Pope, Architect; John August, David Dworkin, Jerry Goldman, Arnold Kovalsky for Monroe Village Associates; Deb Donahoe; Lisa Canali

Denise Heischman opened the regular meeting of the Planning Board at 7:30 p.m.

SITE PLAN REVIEW FOR ADDITION: 90 ONTARIO ST.: WAYNE MENZ

Mr. Menz requests approval to remove an existing back portion of the house and construct an addition to improve appearance to the house. Greek revival traditional molding will be carried through the addition and the cornice will match the back of the house. There are no setback or flood plain issues to consider.

Chairman Heischman asked if there were any comments from the public. As none was noted, the public hearing was closed at 8:40.

ACTION ON THE PUBLIC HEARING ITEM

Motion by Earll Fontaine, seconded by John Hoffman to grant site plan approval for renovations to home at 90 Ontario St. with the following conditions:

1. Alternative #2 on the plan will be used; and
2. Mr. Menz will provide the village with proof of ownership to the property.

Motion Carried

CHANGE OF USE REVIEW: 22 EAST ST: GEORGE VISCO

Mr. Visco would like to use the building at 22 East St. for a small computer business. Employees are just himself and possibly one more person in the near future. The computer business is mostly phone sales and there would be no one coming in to purchase items and deliveries from FedEx or UPS would be infrequent. Parking is not permitted in front of the building for more than two hours, so he and his employee would have to park in village parking lots. Mr. Hoffman suggested that the building is pretty big, are there any other plans for the rest of it? Mr. Visco said maybe eventually he would rent out 2nd floor but he has no plans yet.

Chairman Heischman asked if there were any comments from the public.

Lisa Canali, 23 East St. spoke on this issue. She has no problem with UPS, FedEx or the business and is glad to see business bringing revenue into the village. She has a huge issue with parking on the street. The Auto parts store, students and Burke Assoc. park on the road for 8 hours during the day, where only 2 hours is permitted and no monitoring is done. She has a rental in her home and provides 2 parking spots to tenants on her own property. Chairman Heischman stated that employee or residence parking for this building would not be in front of the building, it may be around the corner in village parking lots. This is an enforcement issue.

Closed public hearing 7:55 p.m.

Motion by Betsy Taylor, seconded by Earll Fontaine to grant approval for use of building at 22 East St. for Computer Business.

Motion Carried

SUBDIVISION REVIEW: 115 and 135 WEST MAIN ST.; ARBORE

Chairman Heischman opened the public hearing at 8:00 pm for any interested parties to be heard. Deb Donohoe asked what is the intended use for this property. Mr. Visco was not present to answer so Chairman Heischman stated we assume parking of cars, but he hasn't come in to discuss this, so the matter will be adjourned to the next meeting.

INFORMAL DISCUSSION: BRENDON HAGGERTY: 45 MONROE ST.

Dan Pope representing Mr. Haggerty explained the proposal to construct a two story addition to the second residential structure on the property. Chairman Heischman stated that two residential structures on one lot is automatically non-conforming and this request is going away from conformance. Mr. Haggerty would have to request a variance from this zoning ordinance before this board could consider the matter. The Planning Board denied the request because it is an expansion of a non-conforming use. Mr. Haggerty will proceed in this issue with the zoning board and then bring it back to this board.

INFORMAL DISCUSSION: MONROE VILLAGE ASSOCIATES

Jerry Goldman stated that they have an agreement and plans to modify the driveway configuration. At Rite Aid there is to be a two way entrance at the back of the building and a one way entrance at the present entrance site in front of the building. The plans are being worked out with Mike Schaffron and the final mylars will be sent to the village next week.

John August would like to discuss a lighting update. This is not a cost issue and Monroe Village Associates agrees with all ratios that were set out by the Village of Honeoye Falls, but they would like to go to 1 foot candle instead of ½ foot candle all the way around. They did some research and drove around to different locations for examples. None were as low as 1 foot candle. They are very concerned for safety of pedestrians in the parking lots. The board felt the lighting requirements approved previously were adequate and they would take the recommendation of the Village Engineer. This issue will be approved through Mike Schaffron and plans modified accordingly. They would like to break ground as early as end of March.

APPROVE MINUTES

Chairman Heischman suggested that the January 2, 2004 minutes be revised for clarity. Put issues together and not show in chronological order.

Motion by Denise Heischman, seconded by John Hoffman to correct minutes and resubmit for approval at next meeting.

Motion carried.

Motion by Betsy Taylor, seconded by Tom Judd to adjourn the meeting at 8:30.

Motion carried.

Respectfully submitted,

*Geriann P. Alford
Planning Board Secretary*