

MEMBERS PRESENT: Denise Heischman; Betsy Taylor; John Hoffman; Joe Cooley; Judy Tobin

ALSO PRESENT: Jim Turner, *Code Enforcement Officer*; Ryan Stoner, *Applicant*; Robert Navias; Joan Andrew; Ray Andrew; Shirley Roeser

Chairman Heischman called the meeting to order at 7:30 PM

DEMOLITION APPLICATION: 61 & 63 W. MAIN ST: MATHSTONE

Ryan Stoner proposed to the board his application to demolish a house and barn at 63 W. Main Street and a barn at 61 W. Main St.

Chairman Heischman informed Mr. Stoner that the Board has looked at the request of demolition and its been determined that this is an unlisted Type 1 action pursuant to SEQR regulations, because it is a demolition of three structures in the National Registry of Historic Places. This determination calls for the applicant to fill out a Long Form Full Environmental Assessment Form to allow the Planning Board to take a closer look at this proposal.

Chairman Heischman asked Mr. Stoner to explain why this demolition is necessary. Mr. Stoner responded that the two barns are in bad shape and are a hazard to the safety of the community and his insurance company feels the same way. The house at 63 W. Main St. has been added onto three or four times, the layout of the inside rooms doesn't work well. It has been vacant for two years and is falling into disrepair.

Chairman Heischman asked Mr. Turner to give his opinion of the state of the home and barns based on his recent inspection of the properties. Mr. Turner said barns are sagging and have some structural decay. The house didn't appear to have a large amount of structural issues, but needs work to make it habitable. Chairman Heischman stated to Mr. Stoner that if Mathstone is a company that builds houses, why they can't rehabilitate this home. Mr. Stoner responded that Mathstone doesn't like to do rehabs because it is too expensive. Ms. Tobin asked Mr. Stoner how long Mathstone has owned this property. Mr. Stoner responded, 10 years. Chairman Heischman asked why they waited 10 years to take care of the property. Mr. Stoner responded he felt the floor plan did not make it rentable.

Mr. Hoffman asked if Mathstone had a plan for the property after demolition. Mr. Stoner said they would begin working on a proposal within the next year. Mr. Hoffman stated that this Board would like to see this proposal before acting on the demolition request. It was suggested that Mathstone sell the property to someone willing to make the renovations and keep the Historical value of the property. Mr. Stoner responded that, as owners, they have a right to own it and not maintain it. Chairman Heischman responded: that is not true; NYS code requires all structures to be maintained.

Chairman Heischman felt that granting this demolition request would set a precedent and other historical homes would be destroyed. The Village code is based on this area being a historical district, which is an asset to the community. This Board needs to try to maintain the character of the Village of Honeoye Falls.

Chairman Heischman asked if there was any input from the public and noted that there were two letters received by this Board from John Dorr and Ray and Joan Andrew, which will be part of the record on this matter.

Robert Navias resides at 57 W. Main Street. He has heard rumors that Mathstone intends to demolish these buildings and put in a road or driveway leading back to their Norton Mills development on Norton Street. This does not keep with nature of neighborhood and disturbs the neighbors very much. He would like to recommend that the Planning Board not approve this application until the ultimate purpose of the demolition is clearly stated.

Shirley Roeser resides at 98 W. Main St. She stated that she agrees with Mr. Navias and sees no reason why they can't let us know their plan for the property before they demolish these buildings of historical value. If they don't have a purpose in mind, they should sell it.

Ray Andrew resides at 65 W. Main St. He hates to see those properties destroyed not knowing what will be in their place. He restored his house and believes that Mathstone should open it up to someone who is willing to do the work to restore it.

Joan Andrew resides at 65 W. Main St. She feels bad that this house has gotten to be in such bad shape. The home was beautiful when it was lived in and since Mathstone purchased it, the condition has gone downhill. It would be nice to have it restored to its' original condition. She also has a fear that there will be a road going in and this would be right next door to her home.

Ms. Taylor informed Mr. Stoner that grants are available for restoration of historical barns and Mathstone should contact SHIPO to look into this possibility.

Mr. Cooley inquired whether Mathstone had done calculations to compare current construction costs for a new house to the cost of renovation. Mr. Stoner said he figured it would cost between \$180,000 and \$200,000 to build a new home and \$300,000-350,000 for renovation.

Chairman Heischsman informed Mr. Stoner that his next step would be to fill out long form SEQR, one for each application. Mr. Stoner said, because of the overall feeling against this demolition, he will not take the next step until they have a plan for the property.

Chairman Heischsman closed public hearing at 8:20 PM.

SEQR REVIEW: GM PARKING LOT: 10 CARRIAGE STREET

The Board reviewed the Full Environmental Assessment Form submitted by GM for their new parking lot. The following changes were made:

- a. Section A. SITE DESCRIPTION: Question #6 on page three, change to yes due to Indian Burial site and National Registers of Historic Places.
- b. Section B. PROJECT DESCRIPTION: Question #1. letter g. on page 5 was blank. The number "66 should be inserted here.

Mr. Turner informed the Board that the issue of storm sewer drainage is being looked at by LaBella.

Motion by Betsy Taylor, seconded by John Hoffman, to reissue the negative declaration on this action, due to the submission of the Full Environmental Assessment Form, contingent on a satisfactory engineer's report.

ALL IN FAVOR

MOTION CARRIED

BUSINESS MEETING:

MULICD ORDINANCE CHANGES:

The Board is addressing a Memo from Mayor Rick Milne which includes a Draft – MULICD Zoning Amendment.

This Board recommends that for Local Law No. 7 the term "occupant" be defined.

For Local Law No. 7 the Board would like to do a more comprehensive review at a special meeting to consider the changes proposed. This meeting will take place on September 28, 2005 at 7:30 PM.

GC ZONING

Chairman Heischman informed the Board that it has been brought to her attention that the GC District has a regulation limiting the use on a lot to one. This would not allow the building at 58 N. Main St. to have different uses or occupancies. There is already an auto parts store in the center of the building and in order for any other business to occupy the remaining space, a special exception would have to be sought by the owner. This regulation would also apply to the building at 66 N. Main St., which presently has several businesses in one building. There should be a change in Zoning for these properties to allow for several businesses in the same building or lot, possibly to VB (Village Business) and therefore the VB should have written enumeration to clear up the allowable uses. This issue will also be reviewed at the September 28, 2005 workshop meeting.

APPROVE MINUTES.

Motion by John Hoffman, seconded by Betsy Taylor, to approve the minutes of the February 7, 2005 Planning Board Meeting.

ALL IN FAVOR
MOTION GRANTED

Motion by Judy Tobin, seconded John Hoffman, to approve the minutes of the July 11, 2005 Planning Board Meeting.

ALL IN FAVOR
MOTION GRANTED

Motion by John Hoffman, seconded by Betsy Taylor, to approve the minutes of the March 7, 2005 Planning Board Meeting.

ALL IN FAVOR
MOTION GRANTED

Motion by Judy Tobin, seconded by John Hoffman, to approve the amended minutes of August 1, 2005 Joint Meeting of the Planning Board and Board of Trustees.

ALL IN FAVOR
MOTION GRANTED

Motion by Joe Cooley, seconded by Judy Tobin, to approve the minutes of the July 7, 2005 Joint Meeting of the Planning Board and Board of Trustees.

ALL IN FAVOR
MOTION GRANTED

Motion by John Hoffman, seconded by Joe Cooley, to adjourn the meeting at 10:00 PM

ALL IN FAVOR
MOTION GRANTED

Respectfully submitted,

*Gerianne P. Alford
Planning Board Secretary*