

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

ALSO PRESENT: Geriann P. Alford, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*; Howard and Sylvie Mulcahey, *Applicants*; Vlada Simovic, *Architect*; Brian and Cathy Hoose, *Applicants*; Jules Chiavaroli, *Architect*.

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

SITE PLAN REVIEW: MULCAHEY: 48 MONROE ST.

Chairman Heischman opened the public hearing at 7:35 PM

Howard Mulcahey presented his plans for an attached two story garage. The second story will be used for storage. Mr. Simovic reviewed all zoning and building codes with Jim Turner before the design was completed. The driveway will be extended a few feet to meet the garage. Connecting the garage to the house will be a breezeway.

Chairman Heischman asked Mr. and Mrs. Mulcahey if they planned on any exterior lighting. They responded there will be two sconce lights on the garage and one in the breezeway. The Board informed them that the new lighting ordinance requires light not trespass on neighboring properties and has to be shielded to prevent glare.

Chairman Heischman asked if there was any input from the public. None was given.

Motion by Betsy Taylor, seconded by Judy Tobin, to grant site plan approval for a two story garage at 48 Monroe Street, pursuant to plans submitted to the Village of Honeoye Falls on September 6, 2005 with the condition that any proposed lighting is provided with shielding to prevent glare and trespass on neighboring properties.

ALL IN FAVOR
MOTION CARRIED

SITE PLAN REVIEW: HOOSE: 177 ONTARIO ST.

Brian Hoose presented to the board his plans for an addition. A second story will be added to the back portion of the existing house and additional one story room will be put on the rear. Clapboard siding will be used throughout the house; window trim will match all the way around to conform to the front of the house. The Frieze Board will be put up throughout also.

Applicants were informed that the new Village of Honeoye Falls Lighting Ordinance requires no trespass of light onto neighboring properties and shielding to prevent glare. Brian said they would probably use a motion detector device on the light over the driveway.

The Board inquired about the Flood Zone in this area. The property is in the 500 year flood plain.

Motion by John Hoffman, seconded by Joe Cooley, to grant site plan approval for an addition to the dwelling at 177 Ontario Street, pursuant to plans submitted to the Village of Honeoye Falls on September 6, 2005 with the condition that any proposed lighting is provided with shielding to prevent glare and trespass on neighboring properties and the window/door trim and frieze board match the original house detail.

ALL IN FAVOR
MOTION CARRIED

Chairman Heischsman closed public hearing at 8:05 PM.

BUSINESS MEETING:

VB- Village Business

Mike Tobin will draft zoning ordinance for this district. This Board would like to recommend to the Board of Trustees that the two properties at 58 and 66 North Main Street have their zoning changed to VB. This is consistent with the zoning in the area and will allow for multiple uses. The Village of Honeoye Falls parking requirement should be waived in this district, due to the fact that there are public parking lots that can be utilized for these businesses.

The Board would also like to recommend that parking signs be put up throughout the Village to direct patrons to the public parking areas. This should be directed to Greg Emerson and the Board of Trustees. Maybe a letter could be sent to all merchants in the Village with a map of the parking areas so they can ask their employees and patrons to park in them.

MULICD ORDINANCE:

The Board will schedule a workshop meeting asking Mayor, Rick Milne to attend, to discuss the West Main St. Zoning. In the original discussions about this zoning the possibility of residences on the second floor of the businesses was discussed. Village Associates indicated they would not be able to get funding because of state regulations. The Board would like to suggest single story patio homes be allowed in this development, because this is a need in the community.

Mike Tobin informed the Board that he has had several discussions with people about the square footage rent at Village Square. The opinion is that \$17-\$19 per sq. ft. is too high for this community and we should address Village Associates about this.

Workshop meeting will be October 24, 2005 at 7:30 PM.

APPROVE MINUTES.

Motion by Judy Tobin, seconded by Betsy Taylor, to approve the minutes of the September 12, 2005 Planning Board Meeting.

ALL IN FAVOR
MOTION GRANTED

Motion by Betsy Taylor, seconded by Joe Cooley, to adjourn the meeting at 9:00 PM

ALL IN FAVOR
MOTION GRANTED

Respectfully submitted,

*Gerriann P. Alford
Planning Board Secretary*