

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

ALSO PRESENT: Geriann P. Alford, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*; Richard B. Milne; *Mayor*; Greg Emerson, *Village Administrator*; Chris Karelus, *Passero Assoc.*; Ralph DiTucci; Joseph Platania, *attorney for Dorschel*; Rick Dorschel; Bud Knapp, *SWBR*; John Caruso, *Passero Assoc.*; Jim Alfieri; Jerry Pavelsky; Glenn Clark; Vicki Busch.

Chairman Heischman called the meeting to order at 7:40 PM

DORSCHEL REZONING PROPOSAL

Joseph Plantania, Esq. approached the Board on behalf of Dorshel to discuss their request for rezoning portions of two parcels presently owned by EV Lewis at 106 W. Main St. Rick Dorschel has put in a purchase offer for this property and the contract calls for closing by December 31, 2005, but is contingent on the rezoning. Dorschel has performed Phase 1 and Phase 2 environmental studies with regard to contamination and plans to perform the necessary cleanup subsequent to closing. Mr. Plantania is requesting that the Planning Board allow cluster zoning pursuant to Village Law 7-738 to give the developer the opportunity to build larger than allowed square footage on one parcel. The Village of Honeoye Falls does allow cluster development in Mixed Residential and Traditional Village Districts, but not presently in the General Commercial District.

John Caruso addressed the board with regard to a comprehensive review of the site. The present Dorschel facility, across the street, does not meet requirements for operation as a Ford dealership and Dorschel would like to keep its' operation in Honeoye Falls. The time frame for development is as follows:

1. Secure ownership within the time frame called for in the purchase contract;
2. Rezone 2.9 acres from IP to GC;
3. Combine three properties into one parcel;
4. Perform the environmental cleanup;
5. Start first phase of improvement:
 - a. renovate existing auto dealership on the north side of the road to be used for mechanical work and use the EV Lewis building as a showroom;
 - b. relocate the Monroe County water line running through the property;
 - c. 2 curb cuts (existing or new);
 - d. Create area storm water management;
 - e. eliminate MCWA water main easement.

This plan could take 5-10 years to be completed.

The Airport will be closed before Dorschel takes title. The Lewis family has begun this procedure with the FCC.

Bud Knapp, SWBR, showed renovation plans for the existing EV Lewis building. Only the façade will be changed in the first phase of development.

Chairman Heischman would like to address some concerns. The property is sandwiched between two residential districts, therefore issues of parking lots, lighting, noise, open space and water runoff need to be addressed. The apparent proposed size of the building, 30,000 sq. ft., is way beyond the 17,000 sq. ft. allowed in the GC District. The Zoning Code was written for village character and size. Sales lots have to be on side and back of the building on a lot. The plans presented to the Board have large areas of parking in front of the building and very little open space provided for.

Mr. Plantania indicated that they intend to put in buffering and landscaping to overcome these issues.

Is there a future plan of expansion on route 96 in Victor. No.

Mike Tobin asked why not wait the 5-10 years to ask for the rezoning. The development process indicated can take place without the rezoning. If the large building gets put up, then Dorschel loses the franchise, then what type of business will take over that building.

Betsy Taylor is concerned about setting a precedent for larger commercial businesses in this area.

This Board will consider the proposal for recommendation to the Board of Trustees:

MONROE STREET REZONING:

The Board reviewed the recommendation letter of G. Harold Gaffin.

This Board recommends rezoning from RM (Residential Mix) to R-1 (Single Family Residential) for two parcels on the North side Monroe Street. Said parcels bearing tax account numbers 221.19-1-1 and 228.07-1-2.

The two properties on the south side to remain as RM.

APPROVE MINUTES.

Motion by Betsy Taylor, seconded by Joe Cooley, to approve the minutes of the October 3, 2005 Planning Board Meeting.

ALL IN FAVOR

MOTION GRANTED

Motion by John Hoffman, seconded by Betsy Taylor, to approve the minutes of the October 24, 2005 Planning Board Meeting, as amended.

ALL IN FAVOR

MOTION GRANTED

Motion by Betsy Taylor, seconded by Joe Cooley, to adjourn the meeting at 10:20 PM

ALL IN FAVOR

MOTION GRANTED

Respectfully submitted,

Gerriann P. Alford

Planning Board Secretary