

VILLAGE OF HONEOYE FALLS PLANNING BOARD

December 5, 2005

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

ALSO PRESENT: Geriann P. Alford, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*; Greg Emerson, *Village Administrator*; Jim Turner, *Assistant Code Enforcement Officer*; Harold Joint; Richard Walker; Ryan Stoner; John Pagan; John McNall; Richard Wood; Shirley Roeser

Chairman Heischman called the meeting to order and opened the public hearing at 7:30 PM

SITE PLAN APPROVAL EXTENSION: 200 PINE TRAIL: SENECA PLACE

Motion by Denise Heischman, seconded by Betsy Taylor to extend the site plan approval for Seneca Place to Conifer Realty, originally dated January 7, 2005, for an additional year with the same conditions stated in said approval.

ALL IN FAVOR
MOTION GRANTED

CHANGE OF USE REQUEST: 10 ONTARIO ST.: JOHN MCNALL

John McNall is requesting a change of use for the first floor of the building at 10 Ontario St. He will be operating his business, Bowmac, at this location. There are typically 2-4 employees in the office. The business is mostly National customers, not too much local, so there is little walk-in traffic. The parking issue should not be a problem. The parking spaces, in front of the building, are limited to 2 hour parking so he should encourage his employees to use the village parking lots.

Motion by John Hoffman, seconded by Judy Tobin, to grant the Change of Use at 10 Ontario St. from retail to office space.
ALL IN FAVOR
MOTION GRANTED

SITE PLAN APPROVAL: 41 W. MAIN ST.: HAROLD JOINT

Harold Joint is requesting a change in the roof line and side wall repair to the building at 41 W. Main St. to reconstruct damage due to a fire. Mr. Joint proposed two possible roof designs. The elevation drawing submitted to the village on November 16, 2005 has choice A - with the roof line at 5/12, which is less of a pitch than the original building had. Choice B has the same pitch as the original building. The board will recommend the Choice B, adding frieze board and pediment across the front, and a window with pediment in the eave to break up the surface. This design would require a variance from the Zoning Board for a building higher than 35 feet in the VB district. The building would be approximately 43'8" high.

Motion by Betsy Taylor, seconded by Joe Cooley, to grant site plan approval for 41 W. Main Street reconstruction, conditioned upon receipt of the height variance from the Zoning Board and submission of a new elevation drawing containing the trim recommendations of the Board.
ALL IN FAVOR
MOTION GRANTED

CHANGE OF USE: 51 W. MAIN ST: MATHSTONE

Ryan Stoner is requesting a change of use for portion of the first floor for 51 W. Main Street, which was previously an apartment. Mr. Stoner stated to the board that there is an easement that goes with 51 and 53 W. Main St., which calls for the front portion of these buildings to remain residential and the back portion may have business or residential uses. There will be two tenants in the office space, one to be a beauty salon and the other to be an office. The building is handicapped accessible. The bathroom is shared between the two tenants.

Chairman Heischman asked if there was in input from the public, as none was noted the public hearing was closed at 8:15 PM.

Motion by Judy Tobin, seconded by Joe Cooley, to grant the Change of Use at 51 W. Main Street to allow office and retail space in the rear of the first floor.

ALL IN FAVOR
MOTION GRANTED

INFORMAL DISCUSSION: MATHSTONE

Ryan Stoner and Architect, John Pagan would like input from the Board on the design of the two story, two family homes to be built on Lots 1,4,5 and 8 of Norton Mills and three two story buildings on Norton Street, at other locations owned by Mathstone, to be used as residential and office space. The Board reviewed the elevation drawings for the two story, two family homes and suggested that they would not like to see the two front doors symmetrically on the same side of the building. They should not look like duplexes. The plans also didn't meet side and front setback requirements and the buildings should be rotated to meet them. Each residence should have their entrance on a different side. They also suggested that the Roof line should not be symmetrical. The location of the three other buildings looks OK, but there were no elevation drawings to review. Mr. Stoner will need to submit final drawings for Site Plan approval at the next meeting.

INFORMAL DISCUSSION: RICHARD WOOD: 173 EAST ST.

Mr. Wood has purchased the home at 173 East St. and would like to redesign the front of the house and put in new windows, doors and roof. The Board reviewed the preliminary plans and suggested that there be more trim detail shown to fit into the neighborhood. Mr. Wood will need to submit final drawings for Site Plan approval at the next meeting.

DORSCHER REZONING

This Board is not recommending the rezoning of the 2.8 acres of property from IP to GC at 106 W. Main Street for the following reasons:

Concern about the time frame established by Dorschel. They will not be starting the development of the land for 5-10 years and the Board is concerned that something could happen to the dealership and the rezoning will allow other businesses to take advantage of the new zoning regulations. Considering the state of the economy and the auto industry, there is no guarantee this project will go

through. If Dorschel does not plan to construct their proposed building for 5-10 years, then what is the reason for rezoning now?

Rezoning and allowing Cluster Development for this applicant would set a precedent for allowing businesses to erect large buildings in the commercial districts;

The character and scale of the Village would be compromised;

This property is sandwiched between two residential districts and there are many concerns regarding lighting, aesthetics, drainage and noise.

At the time the GC District regulations were created, long discussions were had about various buildings sizes and it was determined that nothing larger than the existing buildings (17,000 sq. ft.) would be allowed. This would prevent larger buildings that are not within the scale of the village, yet gave room for expansion and none of the existing buildings would be non-conforming.

In earlier discussions with Dorschel the Planning Board asked to see a public trail accommodated for in their development plans, but there was no mention of it in their recent proposal before this Board.

This negative recommendation is not specifically targeted towards Dorschel Automotive, because the Board would like to see the business remain in the Village of Honeoye Falls. This Board is taking into consideration the possibility that someone different may own the property and have other intentions. The Planning Board would like to have the dealership remain in the Village under the present zoning guidelines.

APPROVE MINUTES.

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

ALL IN FAVOR

MOTION GRANTED

Motion by Joe Cooley, seconded by Judy Tobin, to approve the minutes of the October 24, 2005 Planning Board Meeting.

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,

*Gerianne P. Alford
Planning Board Secretary*