

VILLAGE OF HONEOYE FALLS PLANNING BOARD

July 10, 2006

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

ALSO PRESENT: Geriann P. Alford, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*; Greg Emerson, *Village Administrator*; Ryan Stoner, *Applicant*; Margaret McCollough, *Applicant*; Edmund Martin, *Engineer*; John Pagan, *Architect*

Chair Heischman called the meeting to order and opened the public hearing at 7:40 PM

CHANGE OF USE: 15 W. MAIN ST.: McCOLLOUGH

Margaret McCollough is requesting to use the space at 15 W. Main St. for a store to sell sweets, home furnishings and gifts. All sweets will be made by Ms. McCollough at home or on site using home-style cooking facilities, not commercial cooking equipment. Ms. McCollough is getting approval from Monroe County Department of Health for operation. She will provide the Village of Honeoye Falls with a copy of their approval.

The Board had some discussion with Ms. McCollough regarding her signage. They suggested she attempt to use the existing sign board across the front of the building and follow the sign ordinance by designing the sign with a dark background with light lettering.

Mr. Cooley requested that the Geriann look into the requirement for two means of egress from the store. This will be taken care of when the final construction drawings are submitted by the building owner.

Ms. McCollough asked the Board if they would have any problem with her placing two urns outside the front doorway. The Board is not opposed to this as long as they remain on the property and the village is given a liability policy indemnifying the Village of Honeoye Falls if any accident is caused by the urns.

Ms. McCollough plans to open the store in August and will operate Wednesday through Saturday, opening at 10 a.m.

Chair Heischman asked if there was any input from the public, none was noted.

Motion by John Hoffman, seconded by Judy Tobin, to approve the change of use request for 15 W. Main Street per request of Margaret McCollough to operate a retail store, contingent on the approval from the Department of Health for food service.

ALL IN FAVOR

MOTION PASSED

FINAL SITE PLAN APPROVAL: 1 LEHIGH ST.: MATHSTONE CORP.

Ryan Stoner and Edmund Martin, LandTech presented the Final Site Plan for 1 Lehigh St. with revisions made from the initial submission to satisfy requests of this Board. Chair Heischman pointed out the requirements of Village of Honeoye Falls Zoning Code §190-9 which only allows for one use in any building on a lot. The Village Board of Trustees would have to approve a change in this zoning requirement in TV district for this project to meet code requirements. The Planning Board will recommend this amendment. This approval would be contingent on the zoning change.

The Board also asked Mr. Martin to address all the concerns of the Village Engineer, LaBella Assoc. Mr. Martin indicated that they are preparing a response to LaBella. This approval will also be contingent on satisfactory conclusion to these concerns.

The Board discussed the open space requirement and decided that a condition of approval will be that any further development or subdivision of this lot will require open space at the discretion of the Planning Board.

Chair Heischman asked if there was any public input, none was noted.

Motion by Judy Tobin, seconded by Joe Cooley, to approve the Final Site Plan for 1 Lehigh Street, Contingent on satisfactory approval by the Village Engineer; Zoning Amendment to be passed by the Village Board of Trustees and upon any further development of this parcel the Planning Board reserves the right to require open space.

ALL IN FAVOR
MOTION PASSED

SEQR DETERMINATION: 1 LEHIGH ST.: MATHSTONE CORP.

Motion by Judy Tobin, seconded by John Hoffman, to designate the Village of Honeoye Falls Planning Board Lead Agency for the purposes of determination of significance for the State Environmental Quality Review submitted by Land Tech Surveying & Planning P.L.L.C. for building at 1 Lehigh Street.

ALL IN FAVOR
MOTION PASSED
SEQR. Declaration.

Section A. Site Description, Question #7 on page three should be checked YES. Section C. Zoning and Planning Information, Question 1 on page 5 should be checked YES, indicating a Zoning Amendment is required and Question 7 in that section should read “Traditional Village Zoning, residential and village business use.” The Board completed Part II of the SEQR Form and determined that all Small to Moderate Impact items could be Mitigated by Project Change, thereby indicating a negative Environmental Impact could be declared.

Chair Heischman asked if there was any public input, none was noted.

Motion by Judy Tobin, seconded by John Hoffman, to adopt the following resolution:

WHEREAS; Adam E. Freeman, LandTech, has prepared Full Environmental Assessment Form for property at 1 Lehigh St. in the Village of Honeoye Falls; AND
WHEREAS; the Planning Board has reviewed the required plans; AND
WHEREAS; considering the magnitude and importance of each impact, the Planning Board finds that there will not be a significant effect for this Type I Action; therefore a negative declaration will be made.
ALL IN FAVOR
MOTION CARRIED

Chair Heischman closed the public hearing at 8:45 PM

APPROVE MINUTES

Motion by Judy Tobin, seconded by John Hoffman, to approve the minutes of the June 5, 2006 Planning Board Meeting with amendment to Site Plan Review at 58 N. Main St. regarding parking issues.
ALL IN FAVOR
MOTION GRANTED

Motion by John Hoffman, seconded by Betsy Taylor, to adjourn the meeting at 8:55 PM
ALL IN FAVOR
MOTION GRANTED

Respectfully submitted,

*Gerianne P. Alford
Planning Board Secretary*