

**MEMBERS PRESENT:** Joe Cooley; Denise Heischman; Brian Hoose; Betsy Taylor; Judy Tobin

**ALSO PRESENT:** Salvatore Fantauzzo (Salvatore's Pizza); Trey Talbott (67 Papermill St); David & Maureen Sproull (1881 Dalton Rd., Lima); Enzo Maiola (10 N. main St); Wayne Menz (90 Ontario St); Dan Bassette (181 Monroe St); Charlie Johnson

Chairman Cooley opened the public hearing at 7:30 PM.

**SUB-DIVISION: 67 PAPERMILL STREET**

Mr. Talbott is requesting planning approval to create two lots on his property at 67 Papermill St. The first lot will be approximately .7 acres and include a single family home and a barn. The second lot is approximately 5 acres and is currently undeveloped. The Talbotts have bought a new home in Victor and therefore would like to sell their house in Honeoye Falls as soon as possible. They are planning on selling the first lot and believe that sub-dividing will make it easier to sell. He currently has no plans for the second lot.

Wayne Menz (90 Ontario St) asked what can be done with the undeveloped space. Mr. Talbott said he also owned two lots adjacent to this property making the total undeveloped space approximately 8 acres. Charlie Johnson explained that this space could potentially be made into four lots. Mr. Talbott reiterated that he currently has no plans to build on this space.

Motion by Judy Tobin, seconded by Brian Hoose to grant approval for the proposed sub-division.

ALL IN FAVOR, MOTION CARRIED – SUB-DIVISION APPROVAL GRANTED



**CHANGE OF USE: 31 W. MAIN ST**

Mr. Fantauzzo is requesting Planning Board approval for a change of use at 3 N. main St. He would like to turn the property into a pizza restaurant. Mr. Fantauzzo said he plans to restore the interior of the building back to the original style; e.g. tin ceiling, wood walls, leaded glass windows, etc. He showed the board photos of a pizza restaurant he owns in East Rochester and said he hopes to do similar remodeling to this location. His business will cater mostly to delivery customers. There will also be a pick-up counter and a couple of tables for customers to wait for their pick-up order or for those who choose to eat-in. They will not be selling alcohol.

Wayne Menz (90 Ontario St) and David & Maureen Sproull (1881 Dalton Rd., Lima) all voiced concern about another pizza restaurant opening as they don't feel the community can support that many restaurants. Their concern is that once Mr. Fantauzzo's restaurant opens, one of the existing establishments will have to close.

Chair Cooley thanked them for their input and stated that, although he understands their concern, the Planning Board cannot make a decision based on this. The use for which the applicant is applying is a permitted use under the Zoning Code and therefore the Planning Board cannot legally deny the approval.

Motion by Judy Tobin, seconded by Brian Hoose to grant the change of use contingent on Health Department approval.

ALL IN FAVOR, MOTION CARRIED – SUB-DIVISION APPROVAL GRANTED



**SITE PLAN REVOCATION: PINEBROOK APARTMENTS, CORNERBROOK**

Motion by Brian Hoose, seconded by Judy Tobin regarding site plan approval granted to Pinebrook Apartments on April 7, 2008. Pursuant to Chapter 161-44 Fees & Reimbursable Costs, final site plan approval is granted when all assessed fees have been paid in full. Fees remain outstanding as of this date and therefore no final site plan approval can be granted. This motion shall rescind the previously approved final site plan approval.

ALL IN FAVOR, MOTION CARRIED – SITE PLAN APPROVAL REVOKED



**RE-ZONING PART OF NORTON STREET FROM TV TO RM**

The Board discussed options for re-zoning part of Norton St. bearing Tax Account No. 228.070-02-038.211. This parcel is currently zoned as TV (Traditional Village). The TV zone requires part of the lot to be used for commercial purposes. The Board agreed that this section of Norton St. is too remote to make it viable for commercial use. The RM (Mixed Residential) has no commercial use requirement.

Mathstone Corp. had received Conceptual approval for plans to develop this property. If it is left as TV, then they will have to include commercial units. If it is re-zoned as RM, then this could potentially cause problems with the number of multi-family units proposed.

Denise Heischman stated that the Board has to consider what is right for the Village and not just for a particular developer. Danny Bassette (181 Monroe St) suggested that the Board might want to consider cutting off a smaller section as TV and then re-zoning the rest as RM.

Judy Tobin raised the question as to what happens to the current Mathstone application if the lot is re-zoned – do the plans have to comply with new zoning requirements or would they be governed by the original requirements?

Charlie Johnson said he will talk to Mike Tobin to find out the legal ramifications. He also explained to the Board that the commercial requirement is part of the supplemental conditions for the TV district. Therefore, the Board would have the option of rezoning the property as RM (Mixed Residential) or possibly leaving it as TV and making that parcel exempt from the supplemental conditions.



**APPROVE MINUTES – JANUARY 5, 2009**

Motion by Betsy Taylor, seconded by Judy Tobin to approve the January 5, 2009 minutes as submitted.

ALL IN FAVOR, MOTION CARRIED



**COMPREHENSIVE PLAN**

Chair Cooley said he spoke to the Mayor and he (the Mayor) said the Comprehensive Plan Committee is on his agenda. Charlie Johnson will call Stan Worboys to schedule a meeting to discuss the Comprehensive Plan.



Chair Cooley said he received a request from Mayor Milne for the Board to make recommendations about the maximum building size. The Board discussed various issues and options and agreed that the Comprehensive Plan Committee should review the issue in detail and then come up with a recommendation. Chair Cooley said he will write a note to the Mayor stating the Board’s position.

Betsy Taylor commented that the current limit of 17,000 sq. ft. was not an arbitrary figure. It was arrived at after a thorough investigation which included looking at existing buildings and talking to local business, officials and residents.



**DESIGN STANDARDS**

Judy Tobin has been reviewing the Hamburg’s Design Standards document and the Village of Honeoye Falls Architectural Standards that are currently included in the Zoning Code (Chapter 190-140). Her recommendation is

that the Board first review and revise the Zoning code and then revise the Design Standards. She suggested that the Board schedule a work session where they can all go through Chapter 190-140 of the Zoning Code and then come up with the Design Standards.



Motion by Betsy Taylor, seconded by Brian Hoose to adjourn the meeting at 9:30 PM.

ALL IN FAVOR, MOTION CARRIED

*Respectfully submitted,  
Judi Barrett, Planning Board Clerk*