

## **HONEOYE FALLS VILLAGE PLANNING BOARD**

**November 4, 2013**

**MEMBERS PRESENT:** Mary Szlosek, Joe Cooley, Brian Hoose, Betsy Taylor

**ALSO PRESENT:** Danny Bassett; Patrick Brennan, John August, Ed Tondryck, Pamela Scully, Judy Lewis Don Oppedisano, Greg Emerson

Chairman Szlosek called the meeting to order at 7:32 PM.

### **SITE PLAN APPROVAL: 332 W. Main Street**

Property owner, Ed Tondryck, described a proposed 900 square foot addition to his business. The addition will be used strictly for storage. He currently has no plans to add heating or lighting to the addition.

After a short discussion in which no concerns were raised by the Board members, the Board completed Part II of the SEQR (see attached).

Motion made by Brian Hoose, and seconded by Betsy Taylor to accept a negative declaration for the SEQR. All in favor, motion carried.

Chair Szlosek opened the meeting for public comment at 7:40 PM. Hearing none she closed the public portion of the meeting.

Motion made by Betsy Taylor, and seconded by Brian Hoose to accept the plans for the addition as submitted. All in favor, motion carried.

### **CHANGE OF USE: 1 W. Main Street**

Property owner, Pamela Scully, would like to open a yoga studio in the vacant half of her property. Ms. Scully explained that there will be multiple instructors. Her planned hours of operation will fill a need in the community for such classes at more flexible times (e.g. early morning, weekends, etc). She is planning to start with six classes.

Chair Szlosek opened the meeting for public comment.

Don Oppedisano gave a brief history of Ms. Scully's building, which at one time was owned by his parents. There were no other comments from the public and Chair Szlosek closed the public portion of the meeting.

Motion made by Brian Hoose, and seconded by Betsy Taylor to grant change of use approval for a yoga studio as presented. All in favor, motion carried.

### **CONCEPT REVIEW UPDATE: Honeoye Falls Sports Park**

Don Oppedisano appeared with property owner John August and architect Rob Meehan. The proposed site for the Sports Park is a 26 acre lot currently in the Town of Mendon. The plan is for this property to be annexed to the Village of Honeoye Falls.

Mr. Oppedisano passed out a diagram of the proposed development. There will be a lighted stadium with an artificial surface, 9 acre sports field which can be used for softball, soccer, lacrosse, etc.), and a 4 acre parking lot (550-580 cars).

The park will have a concession stand, locker rooms, press box, bathrooms and club house. The main stadium will have seats, not bleachers, There will be bleachers on the adjacent sports fields.

Mr. Oppedisano went on to explain some of the business details, i.e. funding, non-profit status, etc.

Chair Szlosek will write a letter to Mr. Oppedisano stating that, at this time, the Planning Board sees no areas of concern in his plans.

Motion made by Betsy Taylor, and seconded by Brian Hoose to adjourn the meeting at 8:30 PM. All in favor, motion carried.

Respectfully submitted,  
Judi Barrett, Planning Board Clerk