

## HONEOYE FALLS VILLAGE PLANNING BOARD

### Meeting Minutes July 7, 2014

**MEMBERS PRESENT:** Mary Szlosek, Joe Cooley, Brian Hoose, Denise Heischman

**ABSENT:** Betsy Taylor

**ALSO PRESENT:** David Triassi, Danny Bassette, Mike Wicks; Charlie Johnson, Code Enforcement Officer; Mike Tobin, Village Attorney.

Chairwoman Szlosek called the meeting to order at 7:30 PM.

#### **Meeting Minute Approval**

The June 2 Village Planning Board minutes were discussed. **A MOTION to approve the minutes as written made by Denise Heischman, Seconded by Brian Hoose. Vote was unanimous. SO MOVED.**

#### **Site Plan Approval - 7 Brigham Circle – Mike Wicks**

Applicant described a site plan that includes an accessory garage and an in-law apartment addition. The plan describes at the completion of the project two kitchens, three garages and two drive-ways. According to the Code, the accessory garage needs to maintain a minimum 10' separation distance between the house, which may affect the existing driveway.

Mr. Wicks has met with the Zoning Board of Appeals on two separate occasions. The Zoning Board of Appeals has approved a variance of 25' (35' is required) front yard setback and to approve the apartment plans as presented to allow an accessory apartment to not exceed 33% of primary home's area (25% is permitted). However, the Zoning Board of Appeals erroneously did not approve a Special Use Permit to maintain an in-law apartment.

The Planning Board recommends the applicant return to the Zoning Board of Appeals to request a Special Use Permit. **The Planning Board cannot take any action at this time due to no Special Use Permit having been issued.** However, the Board did agree to unofficially review the plan and provide feedback.

The Planning Board recommends in addition to requesting a Special Use Permit from the Zoning Board of Appeals that Mr. Wicks push back the front of the garage and talk to Village Administrator, Greg Emerson, to see if he can use the hammerhead drive near his proposed driveway. The Planning Board asked, "Does the added garage and second driveway change the property to a 2-family dwelling as opposed to the addition of an accessory apartment."

#### **Demolition of Laundromat: 12 West Main Street – David Triassi**

The Village's Building Inspector has notified Mr. Triassi that he needs to properly maintain his property at 12 West Main Street. Mr. Triassi stated that he is not in financial situation to be able to renovate at this time. He has had the property on the market to secure a buyer but has been unsuccessful. He believes demolition is his only course of action at this time. The code states the owner must show plans to replace the building before approval of demolition can be made.

**The Planning Board cannot take action at this time due to the replacement structure does not have a definitive time frame as required in the Code.** The applicant commented that if he cannot receive approval to demolish the building from the Planning Board then he will seek an emergency order to demo from the code enforcement officer on the basis of building deterioration.

**Site Plan Approval -- 9 York Street - Joseph Nicosia**

Applicant proposes to expand his existing historic Greek revival home located at 9 York Street. He wishes to convert the existing side porch into living space and to expand the kitchen at the rear of the home. Applicant described his desire to maintain the existing historic character while enlarging the structure. Large existing porch columns will be reused.

Chairwoman Szlosek opened the meeting for Public Comment at 8:43 p.m. No Comments. Public meeting closed at 8:44 p.m.

SEQR process was conducted. **A MOTION to name the Planning Board as Lead Agency was made by Denise Heischman and seconded by Brian Hoose. Vote was unanimous. So MOVED.**

**A MOTION to declare as a Negative Declaration was made by Denise Heischman, seconded by Brian Hoose. Vote was unanimous. So MOVED.**

**A MOTION to approve the Site Plan as presented was made by Denise Heischman, seconded by Brian Hoose. Vote was unanimous. So MOVED.**

**Discussion Item**

Discussion occurred regarding the code change for General Commercial District, Amending Section 190-45.4.S Permitted Uses and the addition of Section 190-45.12 Restaurants with drive-through or drive-up windows.

This matter was reviewed in September 2013. At that time, the Planning Board agreed there was sufficient language control in the code to maintain control of exterior building design.

Chairwoman Szlosek opened Public Comment at 8:50 p.m. Denise Heischman suggested adding a decibel level requirement for the ordering kiosks in the code. The Village already has a sound ordinance, therefore, this is already addressed. No public comment. Public Comment closed at 9:00 p.m. The Planning Board is satisfied with the code language as it stands. Denise Heischman does not personally agree with the code change for drive-thru restaurants.

At the September 2013 meeting The Planning Board instructed the applicant to either present a site plan without a drive-thru or request a variance from the Zoning Board of Appeals. The ZBA subsequently did not approve the requested Use Variance. The Village approved a code change to allow drive thru restaurants in February 2014.

**A MOTION to close the Planning Board meeting was made by Brian Hoose and Seconded by Joe Cooley. Vote was Unanimous. So Carried. The Honeoye Falls Village Planning Board meeting was adjourned at 9:15 p.m.**

Deborah Shaughnessy, Planning Board Clerk