

HONEOYE FALLS VILLAGE PLANNING BOARD

Meeting Minutes for January 5, 2015

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

ALSO PRESENT: Danny Bassett; Dan Holtje; Robin Hargrave; Todd Perryman; Patty Pragle; Ken Tomaszewski; Rick Milne, Village Mayor; Greg Emerson, Village Administrator; Mike Tobin, Village Attorney; Charlie Johnson, Building Inspector

Chairman Szlosek called the meeting to order at 7:35 PM.

OLD BUSINESS:

Follow up to the Trustee Report prepared at the November meeting. All of the suggested modifications and revisions included in the Trustee Report were incorporated into the proposed code change. No Planning Board discussion.

RE-SUBDIVISION APPROVAL: 11-17 High Street

Agent for the applicant Surveyor, Dan Holtje, described the proposed altering of existing lot lines to property located at 11 & 17 High Street. This re-subdivision will create 3 lots from 2 lots. Two of the lots will be non-conforming and will require an area variance before subdivision approval can be granted. The ZBA has requested Planning Board input prior to hearing the variance request. Chair Szlosek stated that no action by the Planning Board will be taken tonight.

D. Holtje explained the goal of this re-subdivision being to sell the existing mill building with a simple rectangular lot shape. As a result the excess land would be divided into two residential lots. These lots would have 66' & 82' of frontage. According to TV zoning regulations this frontage dimension will not support the proposed lot areas.

D. Heischman asked about other development potential, if any future subdivisions could be created and what are the permitted uses for these lots. C. Johnson responded that based on proposed lot areas, only single and two family structures could be built.

D. Holtje requested that a waiver be granted from the requirement to show grading contours on the site and to extend contours 200' beyond property boundary. Chair Szlosek confirmed with Attorney Tobin that no action can be taken tonight, however the Board members did not express any concerns with this waiver request.

Board appeared to reach general consensus on support of the requested variance. Chair Szlosek requested that this application be placed on the February Meeting agenda, pending receipt of the requested area variance.

D. Holtje signed the Sign Posting Affidavit.

SITE PLAN APPROVAL: 57 Maplewood Avenue

Agent for the applicant Todd Perryman, explained that a 24' x 40' garage with related porch would be built as an addition to the existing home located at 57 Maplewood Avenue. This project was granted site plan approval in 2003 and was never constructed. The application remains unchanged from 2003. No questions from the Board. This application is a Type 2 SEQR so no action was necessary.

Chair Szlosek opened the meeting for public comment at 7:51 and upon hearing none she closed the public portion of the meeting.

Chair Szlosek asked for motion to grant site plan approval for the garage and porch addition as presented and submitted in the application.

Motion made by D. Heischman, seconded by J. Cooley as stated. All in favor, motion carried.

T. Perryman signed the Sign Posting Affidavit

CONCEPT DISCUSSION: 38 East Street

Chair Szlosek stated that this is a concept discussion and therefore no public comment would be heard.

Robin Hargrave, agent for the applicant Ken Tomaszewski, described the project that includes removal of the existing one story garage located at 38 East Street and replacement with a new two story structure with a slightly larger footprint and cantilevered decks at the rear of the structure. Ken stated he was not sure he would be the proprietor but the business would likely serve coffee and light food. The footprint expansion is for a new stair to access the second floor. Exterior building materials were chosen for durability with masonry veneer used near grade level and synthetic stucco over rigid insulation being used over the rest of the building.

D. Heischman asked about enclosing the two rear balconies. Applicant is not sure at this point but will investigate as this will permit year round use. D. Heischman asked about salvaging materials from the existing building. Applicant responded that all materials are in poor condition. D. Heischman asked about using the "old west" style building front in the new building's design. The applicant described the intent of the building's design.

J. Cooley asked the applicant's architect to consider design moves to break up the monolithic appearance of the building as designed. R. Hargrave responded that a brick pattern was proposed for the stucco areas to compliment the church across the street.

C. Johnson stated that this site has both the Steep Slope and Watercourse Protection EPODS on the property. He stated that a completed long form SEQR would be necessary to evaluate the environmental impact.

ZONING DISCUSSION:

C. Johnson reviewed that several existing zoning districts do not have written narratives and is proposing that the Board undertake a review of these newly written sections and to review all zoning districts, their permitted uses and eliminate the use of the dimensional and use tables currently referenced in the Code. The Board was in general agreement.

It was determined that the Board would convene at 6pm on February 2 (night of next scheduled Planning Board meeting) in order to begin the process. The first new code section to review will be the Retirement Community District. If time permits Shopping Center District will be next. C. Johnson will forward a list of all potential uses that could be located in the Village roughly based on NYS Building Code's breakdown of uses.

A motion made to adjourn the meeting at 8:35 PM. All in favor, motion carried.

Respectfully submitted,
Charlie Johnson, CEO