

Honeoye Falls Village Planning Board

Meeting Minutes for April 6, 2015

MEMBERS PRESENT: Mary Szlosek, Adam Keller, Brian Hoose, Ann Bailey, Denise Heischman

ALSO PRESENT: Michael Tobin (Village Attorney), Charlie Johnson (Building Inspector), Danny Bassette,

Chairman Szlosek called the meeting to order at 7:30 p.m.

MEETING MINUTES APPROVAL

A motion to approve the March 5, 2015 minutes as written was made by A. Bailey and seconded by B. Hoose. A roll call vote was taken: Chair Szlosek-Aye, A. Bailey-Aye, B. Hoose-Aye, Adam Keller-Abstain, D. Heischman-Abstain. Motion carried.

Concept Plan Review, 115 North Main – Station 65

Chair Szlosek reminded the applicant that this is a concept review where the Board will give input but that the applicant will need to go before the Zoning Board of Appeals because it is a non-conforming use. C. Johnson explained that the applicant will need to come back to the Planning Board as well because they are changing the exterior of the building.

Agent for the applicant Steven Syracuse presented the Board with the idea of adding cooler space that are built in, along the side of the building. The south side will have a walk-in cooler for shipments, and the others would be accessible from inside the store. The proposed enlargement of the three coolers where the existing glass wall is will sit on the existing sidewalk. The exterior will be updated with blue metal siding, Valero colors. The canopy would also be updated with a vinyl wrap. Chair Szlosek informed the agent that when they come back with the actual architectural drawings, to be sure the lighting is specified in the drawings. She recommended they read the Village Character Code. Chair Szlosek questioned if the coolers would be permanent structures. The applicant stated, yes, the coolers become the wall.

D. Heischman questioned if there would be enough sidewalk left for safety purposes. The applicant stated there would be sixteen inches left. Chair Szlosek asked if they would consider expanding the sidewalk. The agent suggested they could paint yellow hash marks from the sidewalk out so cars would not drive in that area.

Chair Szlosek verified with the agent that there would be faux windows. The south end would be solid. Chair Szlosek questioned if there would be cameras as there would be no visual from the attendant. The applicant stated there would be cameras at every pump. The pumps also have sensors and sprinkler systems. D. Heischman questioned if there is a law about a sight line from the attendant to the pumps. C. Johnson was not aware of any, but will check into that.

B. Hoose asked if there was any consideration given to adding bollards on the sides just as there are on the end. The agent would consider incorporating them near the coolers.

D. Heischman questioned the lighting as it is a residential area. C. Johnson again reminded the applicant that the lights need to meet with the guidelines. The applicant stated that Valero will take care of lighting drawings.

B. Hoose clarified that the applicant is trying to determine if it is feasible to buy the property or not. The next step is the Zoning Board to see if they can expand the non-conforming existing structure. Then

there is a site plan approval to be submitted which is going to be one submittal, a combination of what Valero gives and whatever else in accordance with our submission requirements.

M. Tobin suggested that before this goes to the Zoning Board, the Planning Board should give some sort of approval. When we meet in May we give approval subject to the Zoning Board of Appeals and subject to the final plans being submitted by June. Chair Szlosek added that the Planning Board would not be able to give a site plan approval in May but would be able to make a recommendation to the Zoning Board based on the refined plans submitted in May showing that plans meet all guidelines. The Planning Board would write a letter of support to the Zoning Board. Chair Szlosek suggested even waiting until June.

Review Zoning Districts

The Board discussed zoning districts.

A motion was made by D. Heischman and seconded by A. Keller to adjourn the meeting. Motion unanimously approved.

**Respectfully submitted,
Patty Pragle
Planning Board Clerk**