

# Honeoye Falls Village Planning Board

## Meeting Minutes for July 6, 2015

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

**MEMBERS ABSENT:** Adam Keller

**ALSO PRESENT:** Charlie Johnson (Building Inspector), Danny Bassette, Robert Mann, Jim Turner, Steve Hogarth, Dennis Willey

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

### **MEETING MINUTES APPROVAL**

**A motion to approve the June 1, 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, D. Heischman-Aye. Motion carried.**

### **Change of Use – 10 North Main Street – Robert Mann**

Village Glass has moved to the former Slices Pizza Shop. Robert Mann reported to the Board that he plans on leaving the building as it currently exists. Chair Szlosek stated that this is in accordance with the code. Chair Szlosek asked the Board for questions. D. Heischman asked about a sign. R. Mann stated that he has given the information to C. Johnson.

**Chair Szlosek asked for a motion to approve the change of use. B. Hoose approved the motion. A. Bailey seconded. A roll call vote was taken: Chair Szlosek-Aye, A. Bailey-Aye, B. Hoose-Aye, D. Heischman-Aye. Motion carried.**

### **66 North Main Street – Site Plan Approval**

Applicant, Jim Turner, is requesting approval to construct an exterior covered stairway from the second floor for the second floor tenant. The existing foundation will be utilized. Chair Szlosek reminded J. Turner to check with C. Johnson on lighting to meet with code. C. Johnson stated that drawings with the lighting have already been submitted. Chair Szlosek asked for questions from the Board. There were none. Chair Szlosek asked for questions from the audience. There were none.

**Chair Szlosek asked for a motion to approve the site plan as submitted. A. Bailey approved the motion. D. Heischman seconded. A roll call vote was taken: Chair Szlosek-Aye, A. Bailey-Aye, B. Hoose-Aye, D. Heischman-Aye. Motion carried.**

The applicant signed the sign posting affidavit.

### **116 West Main Street – Site Plan Approval Extension**

The applicant, JFJ Holdings requests that a second and final 90 day extension be granted for the Dunkin Donuts site plan due to extenuating circumstances due to the long delay between subdivision approval and final site plan approval.

**Chair Szlosek asked for a motion to grant the 90 day extension. B. Hoose approved. A. Bailey seconded. A roll call vote was taken: Chair Szlosek-Aye, A. Bailey-Aye, B. Hoose-Aye, D. Heischman-Aye. Motion carried.**

### **17 High Street – Concept Discussion**

The applicant, Steve Hogarth of K & H Precision is proposing to remove a total of 3,655 sf which includes a section in the back and the pole barn section from the original feed mill building. An approximate 9,600 sf addition will be constructed. Some of the current operations located at 45 Norton Street will be moved to this addition. There will be a door on each side, one for trucks off the street. The noise should be confined toward the building, not the neighborhood.

This application will require an area variance as the building is too big for the area. The Zoning Board of Appeals will be looking at approving the expansion of a pre-existing, non-conforming use.

B. Hoose suggested any buffering that could be done would be helpful as well as passive lighting. Chair Szlosek and the Board see this as a favorable concept. Chair Szlosek received a letter from Mayor Milne requesting the Planning Board submit a letter to the ZBA stating why the Board supports this concept. Chair Szlosek stated that K & H Precision would need to come back to the Planning Board after ZBA approval with similar plans or something new and improved. Chair Szlosek understands that areas to mention in the letter would be that it is an overall improvement to the look of the building aesthetically, it gets the production piece away from residential areas, improves the delivery/loading area, improves ventilation, and the historic character will be maintained. Chair Szlosek asked for consideration of green landscaping toward the front. D. Heischman added that there may be screening requirements between uses.

### **6-20 East Street – Concept Discussion**

Agent for the applicant (Genesee Property Group), Dennis Willey, requests subdividing a single tax parcel into three separate lots. The current tax parcel contains a three story office building, shared parking lot, and a three family house. The applicant would like to form separate LLC's for three separate properties for liability purposes. C. Johnson informed the Board that at some point these three lots could be owned by three separate entities. There would need to be cross easements to allow parking. There are not enough parking spaces to allow for current parking requirements. If this were to be created, we would need to waive some of the parking requirements. Chair Szlosek questioned if there was any reason why the lots could not be split in half so there is some parking specifically for the office building and the appropriate amount of parking for the apartment building. D. Willey stated this had not been discussed as a possibility.

Chair Szlosek asked D. Willey go back to the owner for clarification or consideration of two lots, each of them including some parking verses three lots. B. Hoose would like to know what the advantage would be by forming three lots and why it works out better for the applicant. B. Hoose suggested M. Tobin look

at this. The Board had concerns about the parking and the possibility of reselling the property in the future. C. Johnson will do more research on the history of when the lot was first created from four to one. Chair Szlosek let D. Willey know we could have another concept discussion after the questions are answered.

The next Board meeting will be held on Monday, August 3, 2015 at 7:30 p.m.

**A motion was made by D. Heischman and seconded by B. Hoose to adjourn the meeting at 8:36 p.m.  
A roll call vote was taken: Chair Szlosek-Aye, A. Bailey-Aye, B. Hoose-Aye, D. Heischman-Aye.**

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