

Honeoye Falls Village Planning Board

Meeting Minutes for December 7, 2015

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

MEMBERS ABSENT: Denise Heischman

ALSO PRESENT: Michael Tobin (Village Attorney), Ken Tomaszewski, Dan Bassette

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

MEETING MINUTES APPROVAL

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

Subdivision – 6-20 East Street

Ken Tomaszewski discussed his proposal to subdivide 6-20 East Street into three parcels for liability purposes. Genesee Property Group owns the property. There are three or more uses of the property now (KJT Group, an apartment building with three tenants, and the parking lot itself). The parking lot is also used, per their leases, by Falls View Academy from 28 East Street and Mane on Main from 10 West Main Street. There is no other overnight parking available. K. Tomaszewski proposes breaking the property into three separate LLC's all continuing to be owned by Genesee Property Group. It is under one insurance policy right now. Others park in the lot regularly adding to the liability concern. He cannot separate the liabilities without having separate entities. The lease would likely change to assign a certain number of spaces to each entity. The parking area would be a separate LLC with the other businesses renting parking spaces.

M. Tobin stated there is currently not any provision for having this type of parking. It does not appear that the lot can be independently used as suggested. M. Tobin will check into whether it will fall into private off street parking.

A variance will be needed as the lot does not meet the current setbacks. The lot area needs to be 7,500 square feet, but there is only 2,900 square feet.

Chair Szlosek informed K. Tomaszewski that before approval the following will be needed:

- Lot coverage data for the three lots
- Variance from the ZBA
- Short form of SEQR will need to be done

M. Tobin also stated that we are going have to check into the parking requirements and whether this is an allowed use. K. Tomaszewski will need to apply for a Change of Use. M. Tobin suggested that K. Tomaszewski write in narrative form what he intends to do.

K. Tomaszewski signed the sign posting affidavit.

Language - Change of Use

Currently, businesses need approval from the Board to change the use even though it is permitted use.

The areas underlined in the draft are going to be deleted.

Chair Szlosek read the following draft:

190-137. Applicability.

- A. Projects requiring site plan review. No permit for the construction, exterior alteration, demolition (except as permitted by Chapter 70), or relocation (or change in use) of any building or structure shall be given and no existing uses shall be (established or) expanded in floor area, except in conformity with a site plan approved by the Planning Board.
[Amended 4-16-2001 by L.L. No. 2-2001]**
- B. Exemptions from site plan review. Site plan review shall not be required for:**
 - (1) Construction or alteration of any building or structure providing for not more than 200 square feet total floor area.**
 - (2) Customary home occupations as defined in this chapter.**
 - (3) Construction or alteration of a deck in the rear of a house, pools, storage sheds and/or barns under 200 square feet and chimneys.**

Chair Szlosek will write a letter to Mayor Milne stating that the Planning Board supports the change.

Language - Outdoor Displays

The Outdoor Display draft concerns businesses using areas outside of their storefront for merchandise. The Village Board requested that M. Tobin present a draft to the Planning Board for their review. The Board will look it over and conduct a workshop at its regularly scheduled meeting January 4, 2016.

A motion was made by A. Keller and seconded by A. Bailey to adjourn the meeting 8:20 p.m. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye. Motion carried.

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