

# Honeoye Falls Village Planning Board

## Meeting Minutes for March 6, 2017

**MEMBERS PRESENT:** Mary Szlosek, Adam Keller, Brian Hoose

**MEMBERS ABSENT:** Denise Heischman, Ann Bailey

**ALSO PRESENT:** Michael Tobin (Village Attorney), Brian Anderson (Village Administrator), Rick Milne (Mayor), Charlie Johnson (Building Inspector), Danny Bassett, Sharon Callan, Pamela Scully, Karen Grann, Bruce Parkinson, Deanna Flaitz, Joel Robinson, Jaime Bergesen, John McKinnon

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

**A motion to approve the January 9, 2017 minutes as written was made by B. Hoose and seconded by A. Keller. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, B. Hoose-Aye. Motion carried.**

### **Site Plan Approval – 67 Peer Street – Tom Panek**

Agent for the applicant, John McKinnon, came before the Board requesting approval to construct a 28' x 28' two car garage with a connecting sunroom link to the existing home and to construct a rear deck. The siding will match the house, and carriage doors will be used on the front.

Chair Szlosek opened the meeting for public comment. There were none.

**A motion was made by B. Hoose and seconded by A. Keller to approve the site plan as submitted. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, B. Hoose-Aye. Motion carried.**

The agent for the applicant signed the sign posting affidavit.

### **Site Plan Approval – 194 Ontario Street**

Applicant, Bruce Parkinson, came before the Board requesting approval to construct a 12' x 45' rear addition with related 8' covered rear patio.

Chair Szlosek told the applicant to be sure lighting will be within the code and that downspouts will be directed properly.

Chair Szlosek opened the meeting for public comment. There were none.

**A motion was made by A. Keller and seconded by B. Hoose to approve the site plan as submitted. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, B. Hoose-Aye. Motion carried.**

The applicant signed the sign posting affidavit.

### **Site Plan Modification – Pine Trail – Pinebrook Development**

Agent for the applicant, Josh Schmieder of Josh Landscape Co., came before the Board to request changing the types of trees from the original site plan. The far side of the property has a lot of evergreens. They would like to take the evergreens and re-disperse for more winter impact along the main drive and for them to be visible for people to enjoy. The buffer separating the apartments would stay. The original deciduous trees would be staying. The pond area would also have some screening.

Chair Szlosek said the Conservation Board is in agreement with the plan. They noted that the number of trees removed should equal the number of trees planted.

Chair Szlosek read a note from Board member Denise Heischman with her comment that deciduous trees were to be planted along the trail for shade, and she is hoping not all would be substituted for pines.

Chair Szlosek asked if there would be room enough for all the trees in the new plan. J. Schmieder responded that instead of Hemlocks, they would use the Green Giant variety which are more narrow. Something larger may be used by the pond, possibly Hemlocks.

Chair Szlosek opened the meeting for public comment.

Deanna Flaitz, Director of Pinehurst, wanted clarification on what the view would be from Pinehurst. J. Schmieder explained that the buffer would be better for Pinehurst.

Chair Szlosek asked for more comments from the public. There were none.

**A motion was made by B. Hoose and seconded by A. Keller to approve the revised site plan as submitted. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, B. Hoose-Aye. Motion carried.**

### **Concept Design Discussion – 12 Monroe Street – Joel Robinson**

The Board had a concept review discussion regarding a restaurant in a residential zoned area. The Trustees are looking for feedback and concerns from the Planning Board. Joel Robinson and Jaime Bergesen presented their plan to the Board. They would like to open a crepery in the lower level. This building is in the R1 District. A portion of the residential area would need to be re-zoned TV. Overnight parking was a concern. It was suggested that the barn in the back could be taken down to open up parking for employees and a path to walk through. M. Tobin recommended narrowing some of the uses of the area if it is re-zoned TV District.

### **Proposed Code Changes as it Relates to Self-Storage Units**

The Village Board of Trustees has asked the Planning Board to review the language and provide a written response. C. Johnson stated that with a Special Exception Use, the Board can list any criteria.

Chair Szlosek read concerns from D. Heischman that the landscape buffer areas around the building should not be included in the 35 percent green space area. A. Bailey wrote that she has no problem with storage units except in a residential area.

Chair Szlosek will write a response to the Board of Trustees that the Planning Board is in favor with this, but will recommend changing #3 to "landscaping areas around buildings will be deleted from inclusion in the required green space."

**A motion was made by A. Keller and seconded by B. Hoose to adjourn the meeting 8:35 p.m. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, B. Hoose-Aye. Motion carried.**

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