

Final Minutes – Approved 12/4/17

Honeoye Falls Village Planning Board

Meeting Minutes for November 6, 2017

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

ALSO PRESENT: Michael Tobin (Village Attorney), Charlie Johnson (Building Inspector), Danny Bassette, Ryan Stoner, Steve D’Anna, Muffy Meisenzahl, Whit Youngstrom

Chair Szlosek called the meeting to order at 7:42 p.m.

A motion to approve the October 2, 2017 minutes as written was made by D. Heischman and seconded by A. Keller. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, D. Heischman-Aye, B. Hoose-Abstain, A. Bailey-Abstain. Motion carried.

Chair Szlosek informed the Board that item 4 from the agenda, site plan approval to construct mini storage buildings and subdivision approval on Norton Street, will be removed from this meeting agenda.

External Alterations – 12 North Main Street – Steve D’Anna

Applicant, Steve D’Anna came before the Board to discuss external alterations to 12 North Main Street. He would like to make improvements to the structure as well as the tenant mix. He has a business interested in occupying the majority of the first floor and the mezzanine area on the second floor. The building will go from a mercantile use to an office use.

Planned changes to the exterior include:

- vinyl replacement to the upper portion of the east side
- paint lower portion of building
- replace windows which will include grills
- north front portion will have siding replaced along with windows
- replace front door
- gutters will be added
- two wall sconces along the door will be replaced with recessed lighting to light the stoop area. Other lights will either be removed or replaced with something similar.
- windows will be signed. The Oppedisano sign will be replaced.

Most of the first floor portion will be occupied by a business. The other portion of the first floor has no tenant yet, and alterations will be made once a tenant is known. The mezzanine level on the second floor will be used for office space. The upper space will likely be residential. Chair Szlosek informed the applicant that he would need to go before the Zoning Board of Appeals for a Special Exception Use for residential use above office space.

There were no more comments from the Board.

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

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

The applicant signed the sign posting affidavit.

Site Plan Approval – 14 Norton Street – Mathstone Corp.

Applicant, Ryan Stoner, came before the Board requesting site plan approval to tear down a barn located at 14 Norton Street and replace it using the same footprint. C. Johnson gave background information on the property. This project was granted subdivision approval in 2011 and this lot was created. This strip was designated as open space for this project as part of the 25 percent required green space. M. Tobin suggested that next time, have the surveyor mark open space areas on the map. C. Johnson stated that three variances were granted at the time of the subdivision.

R. Stoner said the building has nothing of use.

D. Heischman pointed out that the building was built in 1890. It is on the National Historical Registry. R. Stoner stated that there is nothing in the building that shows it is from the 1890's. He believes the foundation was there and rebuilt on that.

M. Szlosek asked M. Tobin how to verify whether the barn is historic or not.

M. Tobin will get in touch with the State Historic Preservation Office.

C. Johnson read the description of the building from the National Historic Registry.

D. Heischman gave information about the structures in the area and that Honeoye Falls is unusual for the carriage houses and barns in the area. She feels strongly about preserving these buildings in the Village. It would be acceptable if he is trying to restore and maintain the original building.

R. Stoner wants to tear it down and rebuild preserving the resemblance of what is there. He would like to make three apartments out of it so the building is able to be used. It is not likely anyone will maintain the building if nothing is done with it. He is concerned that it will eventually fall down. Restoring the building would be too costly.

D. Heischman said it could be for an adaptive re-use by restoring and repairing it.

R. Stoner said the floors would not allow the ceiling height necessary. There is nothing that can be done with the three bays. It is not feasible to renovate it. If looking to save the essence of the building and make it habitable, rebuilding would be the only way.

D. Heischman would like to go back through the building.

B. Hoose clarified what he is hearing from R. Stoner is that maintaining the foundation and the footprint and maintaining the look of the exterior is about as adaptive as you're going to get without just abandoning the property.

D. Heischman said there would need to be a SEQR process.

M. Tobin said we need to contact the organization that made it into the historic registry to see what requirements there may be.

C. Johnson quoted Article 190-137 where it talks about what is required for site plan approval.

Chair Szlosek suggested we put this on hold until we can do some research on the historic aspect and what needs to be done in order to move forward. M. Tobin will get clarification.

Site Plan Approval – 81 Ontario Street – Adam Keller

Adam Keller came before the Board requesting site plan approval to construct a deck on the back of the house. Composite deck and railings will be used. There will be no lighting added. All setbacks are met. There were no comments from the Board.

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

A motion was made by B. Hoose and seconded by A. Bailey to approve the site plan as submitted. A roll call vote was taken: Chair Szlosek-Aye, D. Heischman-Aye, B. Hoose-Aye, A. Bailey-Aye. Motion carried. A. Keller recused himself due to conflict of interest.

The applicant signed the sign posting affidavit.

A motion was made by A. Keller and seconded by B. Hoose to adjourn the meeting at 8:39 p.m. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, D. Heischman-Aye, B. Hoose-Aye, A. Bailey-Aye. Motion carried.

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