

**December 13, 2005**

**WORKSHOP MEETING:** A Workshop Meeting with the Village of Honeoye Falls Board of Trustees and Planning Board convened at 6:30 p.m. to discuss the application by the Dorschel Group for rezoning 106 West Main Street from IP to GC.

**VILLAGE BOARD MEMBERS PRESENT:** Mayor Milne, Trustee Pavelsky, Trustee Worboys, Trustee Alfieri, Trustee Clark

**PLANNING BOARD MEMBERS PRESENT:** Denise Heischman, John Hoffman, Betsy Taylor, Judy Tobin

**ALSO PRESENT:** Michael Tobin, Greg Emerson, Geriann Alford

Those present discussed the positives and negatives of rezoning a portion of property owned by the Everitt Lewis estate. The Dorschel Group has an offer to purchase the entire property contingent upon rezoning of 2.86 acres from IP to GC. Mr. Dorschel proposes a building which would not be in compliance with the zoning ordinance for the GC District. They also request establishment of “cluster zoning” for the parcels.

#### **NEGATIVES FOR REZONING**

- Zoning for a particular group sets a precedent
- Loose control of zoning
- Character and scale of Village could be compromised
- Designation of existing IP zoning implemented to keep away “big box” stores
- Zoning change could open up adjacent property for development
- No guarantee project will be completed
- Applicant may not build and turn property over
- If applicant isn’t going to build for 5 to 10 years, why is rezoning needed now
- Applicant’s interpretation of “clustering” does not meet village code
- Drainage issues need to be considered
- Impact on neighborhood
- Impact on existing businesses
- Impact on proposed trail system (railroad bed) – not in plan

#### **POSITIVES FOR REZONING**

- Need to consider rezoning only, not building approval
- Opportunity to cleanup contaminated site
- Applicant doesn’t plan to build for 5 - 10 years
- Variance would be needed prior to building construction
- PB could work with applicant on site plan to comply with current code

- Conditions could be applied to rezoning approval (needs further legal research)
- Revenue from sewer fees (may not offset wear and tear on system), taxes and sales tax
- More jobs generated
- More traffic coming into the Village
- Project won't require Village services
- Encourage development on West Main Street
- Would like to see business remain in Village under existing zoning guidelines
- CAC (Master Plan) needs to be updated

A public hearing will be held on 12/19/05.

**EXECUTIVE SESSION:** Motion by Trustee Alfieri, seconded by Trustee Pavelsky to adjourn to Executive Session at 9:15 p.m. to discuss matters of Personnel. Motion carried.

Motion by Trustee Clark, seconded by Trustee Worboys to return to the Regular Meeting at 10:00 p.m. Motion carried.

**EMPLOYEE PAY INCREASES:** Performance appraisals were discussed. Motion by Trustee Worboys, seconded by Trustee Clark to approve employee wage increases. Motion carried.

**MEDICAL COVERAGE:** Medical coverage was discussed. Table for 12/19/05.

**ADJOURN:** Motion by Trustee Clark, seconded by Trustee Worboys to adjourn the meeting at 10:15 p.m. Motion carried.

Respectfully submitted,

Jean M. Batte  
Clerk Treasurer