

VILLAGE OF HONEOYE FALLS ZONING BOARD

July 25, 2005

MEMBERS PRESENT: Theresa Markham, Acting Chairperson; Jim Hoh; Mark Donahoe; Hank Besanceney

MEMBER ABSENT: G. Harold Gaffin

ALSO PRESENT: Jim Turner, *Code Enforcement Officer*; Mike Tobin, *Village Attorney*; Denise Heischman, *Planning Board Chairperson*; Dave Beinetti, *SWBR Architects*; David Dworkin, *Applicant*; John August, *Applicant*

Chairperson Markham opened the public hearing at 7:30 PM

AREA VARIANCE REQUEST: MONROE VILLAGE ASSOCIATES, LLC: 201 W. MAIN ST.

Mr. Beinetti brought drawings, for reference purposes, to show the difference in height of the building at 25' and 29'. The error in height was not intentional; the architect missed the reduction in the drawing plans to go along with village ordinance. Given the size and footprint of the building and village style, the roof pitch could not be less to allow for the required height. The architect used the New York State height definition, which calls for the height to be an average, not the highest point of roof surface. This application will only apply to the building already built, not every other building in the Village Square development.

Chairperson Markham asked if there was input from the public, as none was noted, the public hearing was closed at 7:45 PM

DISCUSSION:

Motion by Hank Besanceney, seconded by Jim Hoh, to approve the application for area variance as submitted.

Jim Hoh supports this application because the building is not disproportionate to other buildings and houses in the neighborhood. This Board stipulates that this variance approval is not intended to set a precedent for future development at this location. All remaining buildings will conform to the Village of Honeoye Falls Zoning Code. Mr. Tobin stated that the approval should contain the stipulation that this variance will only apply to the building having address 201 W. Main St. and not other buildings to be built at this site. Motion to amend approval of the application as submitted to contain this stipulation made by Hank Besanceney, seconded by Mark Donahoe.

ROLL CALL VOTE:

Jim Hoh:	Aye
Mark Donahoe:	Aye
Hank Besanceney:	Aye
Theresa Markham:	Aye

ALL IN FAVOR

MOTION GRANTED

APPROVAL OF MINUTES

Motion by Jim Hoh, seconded by Mark Donahoe, to approve the minutes of the February 28, 2005 Zoning Board meeting.

ALL IN FAVOR

MOTION GRANTED

Motion by Mark Donahoe, seconded by Hank Besanceney, to approve the minutes of the March 28, 2005 Zoning Board meeting.

ALL IN FAVOR

MOTION GRANTED

Motion by Hank Besanceney, seconded by Mark Donahoe, to adjourn the meeting at 8:05 PM.

ALL IN FAVOR

MOTION GRANTED

Respectfully submitted,

Gerianne P. Alford

Secretary for the Zoning Board of Appeals