

VILLAGE OF HONEOYE FALLS ZONING BOARD October 23, 2006

MEMBERS PRESENT: C. Harold Gaffin, Chair; Theresa Markham;
James Hoh; Mark Donahoe; Hank Besanceney

ALSO PRESENT: Michael Tobin, Village Attorney; Geriann P. Alford, Code
Enforcement Officer; Kevin Fraser, Rebecca Fraser, Thomas
Mamoone

Chair Gaffin opened the public hearing at 7:30 PM and read the public notice.

SPECIAL EXCEPTION USE REQUEST: 32 EAST ST.; FRASER

Hank Besanceney recused himself from the proceedings because he has relatives directly involved in this matter.

Kevin Fraser would like to fix up the building and rent out the 3 bedroom, 1 ½ bath apartment and rent out the other portion as a commercial use. The commercial portion could be more than one business. Presently the building is assessed as a one family residential with home occupation. He has a purchase offer on this property, contingent on obtaining this variance. Mr. Fraser needs a variance in order to allow for a mixed use, residence and business activity and a variance to allow a residence on same level as a business in the VB District.

Chair Gaffin asked if there was any input from the public.

Hank Besanceney stated that he has been running the barber shop at this location since the 1961 and before that his father-in-law, who lived there, ran the barber shop. The building will not change with this variance.

Thomas Mamoone stated that his mother has lived in this house from 1940 to the present and several businesses have been operated from that location through the years. Previously, there was a monument company and a grocery store. The requested variance would not substantially change the use or character of the building. Mrs. Fraser indicated that one neighbor, across the street, was in favor this application.

Chair Gaffin closed the public hearing at 8:05

Motion to grant two variances, one to allow commercial and residential on same level and second would be to allow non-owner occupied business, made by Theresa Markham, seconded by Mark Donahoe.

The Board discussed issues on the Zoning Board Variance Worksheet: attached for reference.

ROLL CALL

Jim Hoh	AYE
Theresa Markham	AYE
Mark Donahoe	AYE
C. Harold Gaffin	AYE

ALL IN FAVOR
MOTION PASSED

Gerriann will contact the Assessor to have the use designation for this building changed from one family residential to mixed use, residential/commercial.

APPROVE MINUTES

Motion by James Hoh, seconded by Theresa Markham, to approve the Minutes of the June 27, 2006 Zoning Board Meeting.

ALL IN FAVOR
MOTION PASSED

Motion by Mark Donahoe, seconded by Theresa Markham, to adjourn the meeting at 8:30 PM

ALL IN FAVOR
MOTION PASSED

Respectfully submitted,

Gerriann P. Alford
Zoning Board Secretary