

VILLAGE OF HONEOYE FALLS ZONING BOARD

April 30, 2007

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

ALSO PRESENT: Geriann Alford, Code Enforcement Officer; Mike Tobin,
Village Attorney

Chair Gaffin called the public hearing to order at 7:30 PM

PUBLIC HEARING: AREA VARIANCE: 34 HYDE PARK: DWYER

Julie Holtje, Land Surveyor and Susan Dwyer presented their plan for subdivision of the property at 34 Hyde Park into three lots. Lot one would include the existing home, lot two would contain the existing barn, to be converted into a single family residence and lot three would be a flag lot for a new single family residence. Lot three would need a frontage variance to allow for 20', not the required 40'. Lot two would need a front set back variance to allow 9', not the required 30'.

Mr. Donahoe asked about the location of the house on lot three, since most of the lot is on a steep slope. Per her opinion, Ms. Holtje indicated the location at the northwest corner would work.

Ms. Markham asked if the main reason for this subdivision is to make it more marketable. Ms. Dwyer said she was having difficulty selling the property as is and thinks this will help with sale ability.

Chair Gaffin asked if there was any input from the public, as none was noted the public hearing was closed at 8:09 PM

Motion by Jim Hoh, seconded by Theresa Markham, to grant a variance for lot two for less than 30' front setback.

The Board filled out the determination worksheet (attached hereto).

Mr. Hoh asked if it was possible to knock down the existing barn and put a dwelling on the lot at the 30' setback. Mike Tobin stated that if this were to occur, they would have to apply to the Planning Board for a demolition permit.

The Board discussed the historical value of the barn and the likelihood of the Planning Board approving its' demolition.

Ms. Markham expressed concern for increased traffic at this location with three residences. The driveway is at the bottom of a hill visibility is a concern. This variance would cause a drastic change in the use of the property and the barn is too close to the road to be a residence.

ROLL CALL VOTE

1. H. Gaffin – no vote
2. T. Markham- Nay
3. M. Donahoe - Nay
4. J. Hoh - Aye

5. H. Besanceney – Nay
MAJORITY OPPOSED
MOTION DENIED

Motion by Mark Donahoe, seconded by Jim Hoh, to grant variance for lot three for less than 40' road frontage.

The Board filled out the determination worksheet (attached hereto).

ROLL CALL VOTE with comments

1. H. Gaffin – Aye, possible modifications can be made to make this work
2. T. Markham – Nay, not in keeping with existing neighborhood and environment
3. M. Donahoe – Aye , this not a substantial variance
4. J. Hoh – Aye, allows plenty width for driveway, utilities can be run through other properties.
5. H. Besanceney – Nay, not enough room for utilities and access to rear lot

MAJORITY IN FAVOR
MOTION GRANTED

APPROVE MINUTES

Motion by Mark Donahoe, seconded by Theresa Markham, to approve the minutes of the November 27, 2006 Zoning Board meeting, as amended.

ALL IN FAVOR
MOTION PASSED

Motion by Jim Hoh, seconded by Mark Donahoe to adjourn the meeting 9:20 PM.

ALL IN FAVOR
MOTION PASSED

Respectfully submitted,

*Gerianne P. Alford
Secretary for the Zoning Board of Appeals*