

**VILLAGE OF HONEOYE FALLS ZONING BOARD**

**June 25, 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

Chairman Gaffin called the public hearing to order at 7:31 PM

**PUBLIC HEARING: AREA VARIANCE: 15 CREEKSIDE DR.: FIRSTER**

Mr. Firster is putting an addition on the rear of his residence and this will bring the back line of the dwelling to 45' from the rear lot line, back 18' from the existing rear of the home, to build a great room 18' x 19.3' and a covered deck 12' out from the rear of the home. Consistent with current home, vinyl siding, double hung windows. Mr. Firster brought in letters from neighbors, Peter and Patty Dohr and Dave Fritz, they have no opposition to this proposal.

Chair Gaffin asked if there was any input from the public, as none was noted the public hearing was closed at 7:43 PM

Motion by Hank Besanceney, seconded by Mark Donahoe, to grant the variance for less than 60' rear setback.

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

**ROLL CALL VOTE**

1. H. Gaffin – Aye
2. M. Donahoe - Aye
3. J. Hoh - Aye
4. H. Besanceney – Aye

**ALL IN FAVOR**

**MOTION GRANTED**

**PUBLIC HEARING: AREA VARIANCE: 200 PINE TRAIL: CONIFER**

Chair Gaffin opened the public hearing at 8:00 PM

Andy Bodowes explains that they have a fully approved site plan from the Planning Board. Because of the ongoing drainage problems in this area Conifer is reducing the amount of paving and creation of impervious service.

Would like to eliminate second dumpster and move shed to first dumpster location  
Concern by Mr. Donahoe about the area being kept clean. The maintenance man will keep this area clean

Chair Gaffin asked if there was any input from the public, as none was noted, the public hearing was closed at 8:26 PM.

Motion by Hank Besanceney, seconded by Jim Hoh, to grant variance for lot three for less .

Motion to grant the variance for the parking requirements of this development based upon the fact that we find that 64 spaces is adequate because of the residences that will be occupying the apartment. In the event the additional parking 16 spaces are needed in the future they may be located in the 40' setback. The board finds that there will be not negative impact on the environment in this area. Contingency will be that the village will be asking for the additional parking if required. Village shall police the matter to insure that adequate parking spaces are available for residents and visitors.

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

ALL IN FAVOR  
MOTION GRANTED

Motion by Jim Hoh, seconded by Mark Donahoe, to grant the variance from side setback for the location of the shed and the dumpster.

ALL IN FAVOR  
MOTION GRANTED

### **APPROVE MINUTES**

Motion by Mark Donahoe, seconded by Hank Besanceney, to approve the minutes of the April 30, 2007 Zoning Board meeting, as amended.

ALL IN FAVOR  
MOTION PASSED

Motion by Jim Hoh, seconded by Mark Donahoe to adjourn the meeting 8:45 PM.

ALL IN FAVOR  
MOTION PASSED

*Respectfully submitted,*

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