

**MEMBERS PRESENT:** Hal Gaffin, Hank Besanceney, Mark Donahoe, Jim Hoh, Theresa Markham

**ALSO PRESENT:** Sangeeta Arocer, Cheryl Grushgow Danny Bassette

Chair Gaffin called the meeting to order at 7:30 PM.

**AREA VARIANCE (two large free standing signs): 245 EAST STREET**

Indus Honeoye Falls Assoc. LLC were represented by S. Arocer and C. Grushgow. They are applying for a variance to erect two large, free standing signs at their Olde Falls Village Apartments, located at the corner of East St. and Quaker Meeting House Rd. One sign will be on East St. and the other on Quaker Meeting House Rd. Both signs will be double faced, landscaped and lighted. They are asking for the signs to be 24-35 sq. ft.

Ch. 190, Article X of the Village Code (Signs) does not include a section specifically for RA District. Therefore, it was recommended that the Board use the guidelines for TV. These guidelines allow a free standing sign with a maximum size of 20 sq. ft.

The Board discussed the particulars of the application and Chair Gaffin asked if there were any comments from the public. There were none and the public hearing was closed at 8:06.

Motion by Jim Hoh, seconded by Mark Donahoe, to grant a variance for two free standing signs with a maximum size of 24 sq. ft. Each and a total height of not more than 6 ft from the ground to the top of the sign.

**ROLL CALL VOTE**

1. H. Besanceney – Aye
2. M. Donahoe – Aye
3. H. Gaffin – Aye
4. J. Hoh – Aye
5. T. Markham – Aye

**ALL IN FAVOR**

**MOTION CARRIED – AREA VARIANCE GRANTED**

**AREA VARIANCE (two large free standing signs): 245 EAST STREET**

Olde Falls Village currently has two projecting signs. The code only allows for two signs per street front so these signs would have to be removed in order to put up the new signs. Therefore, they would like a variance to allow a total of four signs.

The Board did not feel the four requested signs were justified. However, they would allow the two new signs plus two address signs (one at each entrance).

Motion by Jim Hoh, seconded Hank Besanceney by to grant a variance to allow four signs (two on each street front). This variance is contingent upon the following:

1. Two of the four signs must be address signs
2. The address signs can contain only the address (i.e. 245 or 245 East St.)
3. The address signs will be mounted flat onto the existing brick pillars
4. They may mount one sign on each pillar (which would give a total of 6 signs)
5. The two existing projecting signs must be removed at the same time (or prior to) erecting the two new large free standing signs

**ROLL CALL VOTE**

1. H. Besanceney – Aye

2. M. Donahoe – Aye
3. H. Gaffin – Aye
4. J. Hoh – Aye
5. T. Markham – Aye

**ALL IN FAVOR  
MOTION CARRIED – AREA VARIANCE GRANTED**

The Board filled out the Area Determination Worksheets for 245 East St. (see attached).

Motion by Theresa Markham, seconded by Hank Besanceney to adjourn the meeting at 9:53 PM.

**ALL IN FAVOR, MOTION CARRIED**

*Respectfully submitted,  
Judi Barrett  
Clerk for the Zoning Board of Appeals*

Village of Honeoye Falls  
ZONING BOARD OF APPEALS  
AREA VARIANCE DETERMINATION

Applicant/Owner:  
Property Address:  
Zoning Ordinance(s):  
Variance(s) Requested:

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

The Zoning Board made the following findings:

1. **THE BENEFIT SOUGHT BY THE APPLICANT**    **CAN**    **CANNOT** BE ACHIEVED BY OTHER FEASIBLE MEANS.  
**EXPLAIN:**
  
2. **GRANTING OF THE VARIANCE**    **WILL**    **WILL NOT** PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES. **EXPLAIN:**
  
3. **THE REQUESTED VARIANCE**    **IS**    **IS NOT** SUBSTANTIAL. **EXPLAIN:**
  
4. **THE VARIANCE**    **WILL**    **WILL NOT** HAVE ANY ADVERSE PHYSICAL OR ENVIRONMENTAL EFFECTS ON THE NEIGHBORHOOD OR DISTRICT. **EXPLAIN:**
  
5. **THE ALLEGED DIFFICULTY**    **WAS**    **WAS NOT** SELF-CREATED. **EXPLAIN:**

Zoning Board Decision: Based upon the above findings, the Zoning Board  
**GRANTS**    **DENIES** the area variance application.

\_\_\_\_\_  
Chairman Signature

\_\_\_\_\_  
Date

Village of Honeoye Falls  
ZONING BOARD OF APPEALS  
AREA VARIANCE DETERMINATION

Applicant/Owner:  
Property Address:  
Zoning Ordinance(s):  
Variance(s) Requested:

In making its determination, the zoning board of appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

The Zoning Board made the following findings:

1. **THE BENEFIT SOUGHT BY THE APPLICANT**    **CAN**    **CANNOT** BE ACHIEVED BY OTHER FEASIBLE MEANS.  
**EXPLAIN:**
  
2. **GRANTING OF THE VARIANCE**    **WILL**    **WILL NOT** PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES. **EXPLAIN:**
  
3. **THE REQUESTED VARIANCE**    **IS**    **IS NOT** SUBSTANTIAL. **EXPLAIN:**
  
4. **THE VARIANCE**    **WILL**    **WILL NOT** HAVE ANY ADVERSE PHYSICAL OR ENVIRONMENTAL EFFECTS ON THE NEIGHBORHOOD OR DISTRICT. **EXPLAIN:**
  
5. **THE ALLEGED DIFFICULTY**    **WAS**    **WAS NOT** SELF-CREATED. **EXPLAIN:**

Zoning Board Decision: Based upon the above findings, the Zoning Board  
**GRANTS**    **DENIES** the area variance application.

\_\_\_\_\_  
Chairman Signature

\_\_\_\_\_  
Date