

## Honeoye Falls Village Zoning Board

Meeting Minutes April 27, 2015

**Members Present:** Hank Besanceney, Barry Kissack, Patrick Brennan, Stephanie Tolan, Mike Donahoe

**Also Present:** Charlie Johnson (Code Enforcement Officer), Scott Stanton, Dana Stanton, John Moffitt, Danny Bassette, Tom Voorhees.

Chairman Besanceney called the meeting to order at 7:32 p.m.

### **Area Variance – 168 West Main Street – Scott Stanton**

The applicant has requested an Area Variance for a freestanding sign that would be located 2 feet from the front property line where a minimum of 20 feet is required per 190-112F. Relief requested is 18 feet or 90% less than the required minimum. All other aspects of the sign meet the sign ordinance. The applicant discussed the sight line issues and the fact that his property line is quite a distance back than other businesses in the area.

Chairman Besanceney requested that the applicant come up with more distance and asked the Board for ideas. The applicant asked if there was a number that could be agreed upon. The Board discussed the idea of placing the sign just forward of the flag pole which would be an 8 foot set-back.

**A motion was made by P. Brennan to approve the Area Variance at 8 feet rather than the requested 2 feet. Seconded by S. Tolan. All in favor. Vote was unanimous. So Moved.**

Chairman Besanceney asked the Board for further discussion. M. Donahoe commented that the sign could be placed within code, but the effectiveness would be limited. The applicant has arrived at an area that has the least amount of adverse effect and still be seen.

**A motion was made by P. Brennan to add to the approval of the Area Variance that there needs to be at least 4 feet to the east of the sign off the driveway and 8 feet off the property line. B. Kissack seconded. A roll call vote was taken: B. Kissack-Aye, P. Brennan-Aye, S. Tolan-Aye, M. Donahoe-Aye, H. Besanceney-Aye. Motion unanimously approved.**

The applicant has requested a wall sign that is larger in area than permitted. Section 190-112C limits wall signs to 10% of wall area or 1.5 sf of sign area for every linear foot of building wall that faces a street, whichever is the lesser area. The permitted area would be 52.8 sf where the proposed sign is 100 sf. Requested relief is 47.2 sf. The reason for the request is to cover an existing sign. The applicant does not want to take down the old letters as it would do damage to the siding. He would plan on renovating the front façade within 3 years, and a new wall sign that complies with the sign ordinance will be installed at that time.

The Board had concerns with leaving the temporary vinyl sign up for 3 years and the possibility of deterioration of the sign. Chair Besanceney suggested the applicant come back in one year. M. Donahoe suggested that if the sign gets in disrepair before one year, that the CEO would let the applicant know.

**A motion was made by S. Tolan to accept the variance for the sign on the front of the building and for there to be a review in one year subject to ongoing condition of the sign. B. Kissack seconded. A roll call vote was taken: B. Kissack-Aye, P. Brennan-Aye, S. Tolan-Aye, M. Donahoe-Aye, H. Besanceney-Aye. Motion unanimously approved.**

Scott Stanton signed the sign posting affidavit.

#### **Special Use Permit – 46 Ontario Street – John Moffitt**

The applicant requested a Special Use Permit pursuant to Section 190-84G to park a boat with an overall length of 25' in the driveway in the front yard. Such vehicles that exceed 18' in length are restricted to being parked in the rear yard. In addition, vehicles that exceed 18' in length are to be screened from view. In review of a SUP request, the Board may waive screening and setback requirements. The applicant did not have an instrument survey but provided the Board with drawings containing measurements of the property. The boat would be parked at this location from May through October. The applicant explained that his back yard is very wet. He did talk to both neighbors on either side and let them know of the hearing. There was question from some Board members about whether the boat would fit in the garage.

Chairman Besanceney opened the meeting for public discussion. Tom Voorhees stated that the intent of the code is visual, and if the boat was shorter it could be parked in the location the applicant is requesting.

**A motion was made by M. Donahoe to grant a Special Use Permit to park the overall length of the 25' boat in the front driveway. In addition, we will waive the requirement for screening. P. Brennan seconded.** There was further discussion by the Board on exploring the idea of parking the boat in the garage. The Board agreed to take no action on the motion and table it until we get more information on whether the boat will fit in the garage. **A motion was made by B. Kissack to table once we have the information we need. S. Tolan seconded. A roll call vote was taken: B. Kissack-Aye, P. Brennan-Aye, S. Tolan-Aye, M. Donahoe-Aye, H. Besanceney-Aye. Motion unanimously approved.**

#### **MEETING MINUTES APPROVAL**

**A motion to approve the January 26, 2015 minutes as written was made by B. Kissack. S. Tolan seconded. Vote was unanimous. Motion carried.**

**A motion was made by S. Tolan to adjourn the meeting at 9:26 p.m. B. Kissack seconded. Motion unanimously approved.**

The Board discussed and filled out the Area Variance Determination form for 168 West Main Street.

Respectfully submitted,  
Patty Pragle  
ZBA Clerk