

## Honeoye Falls Village Zoning Board

Meeting Minutes July 27, 2015

**Members Present:** Hank Besanceney, Patrick Brennan, Stephanie Tolan, Mark Donahoe

**Members Absent:** Barry Kissack

**Also Present:** Charlie Johnson (Code Enforcement Officer), Peter Skivington (Village Lawyer), Steve Hogarth, Mary Szlosek, Larry Cranmer, Danny Bassette.

Chairman Besanceney called the meeting to order at 7:30 p.m.

### **Area Variance – 17 High Street – Steve Hogarth**

The applicant, Steve Hogarth of K & H Precision, is requesting area variances for building size and building height. S. Hogarth provided the Board with drawings of the buildings. He is proposing to remove a total of 3,655 sf which includes a section in the back and the pole barn section from the original feed mill building. An approximate 9,600 sf addition will be constructed. Some of the current operations located at 45 Norton Street will be moved to this addition.

S. Hogarth stated that there is currently limited parking. More parking, approximately 29 spaces, will be available with the new plan. The roof on the addition will have a slight pitch for better water control. He plans to move 6,103 sf from the current building to the new building to be able to expand the machine area.

Chair Besanceney asked about ventilation and odor. S. Hogarth stated that odor has already been reduced by different chemicals being used. There will now be ceiling height of 25 feet and center ventilation. New venting will be added.

Chair Besanceney asked about outdoor lighting. S. Hogarth said he does not need much lighting outside, possibly in the back.

Chair Besanceney asked for questions from the Board.

P. Brennan asked if they are trying to stay with the existing look of the buildings. S. Hogarth stated they will work to preserve the look.

Chair Besanceney asked what type of finish or color will be used for the outside. S. Hogarth would like to match the current color or eventually paint all to match the building on the other side of the street.

M. Donahoe questioned the type of variance needed. C. Johnson mentioned that the applicant asked for a variance for size and height of the new building. Originally he came before the Planning Board with the idea of a larger peak roof which was above the allowed area for both building and height, but as the design was modified, height is no longer an issue.

M. Donahoe questioned the overall square footage. S. Hogarth said the current building is 7,042 sf. C. Johnson stated that K &H is removing about 3,600 sf off the original 7,042 sf.

M. Donahoe questioned if there is anything currently done in the business that would dictate the size and height needed to pass the variance. S. Hogarth replied that they need that kind of space to house what they currently have and for the future. C. Johnson stated that they need more like 6,000 sf just to adequately meet the needs for the business and more for expanding the business over time.

M. Donahoe questioned if there was a plan for development to the west of K & H. C. Johnson explained that the approval has expired. It was a two phase residential development for single family homes and apartments. M. Donahoe asked how that development would be accessed relative to this property. There would be a road constructed where High Street will flow into it.

Chair Besanceney asked for public comments.

L. Cranmer let the Board know that given his location across the street from K & H, he has never had any problems with them.

P. Skivington is filling in for Mike Tobin because of a conflict of interest. P. Skivington stated that this is a special exception use in the TB District where we have a 4,000 sf maximum. It could be a special exception use that the Board could allow. This would become a conforming use with a variance needed for the square footage for the proposed building. He will draft a sample resolution for the Board to consider. The Board can announce their decision at the next meeting. Before that, the SEGQ would need to be done. The materials the applicant has provided have been clear.

Chair Besanceney stated we will put a hold on this for now until something is put together. We will have a continuation of this meeting next month. The new public notice will specify a special exception use instead of a need for a variance.

Steve Hogarth signed the sign posting affidavit.

#### **MEETING MINUTES APPROVAL**

**A motion to approve the May 19, 2015 minutes as written was made by P. Brennan. S. Tolan seconded. Vote was unanimous. Motion carried.**

**A motion was made by P. Brennan to adjourn the meeting at 8:15 p.m. S. Tolan seconded. Motion unanimously approved.**

Respectfully submitted,  
Patty Pragle  
ZBA Clerk