

**Honeoye Falls Village Zoning Board**  
**Meeting Minutes October 24, 2016**

**Members Present:** Hank Besanceney, Barry Kissack, Mark Donahoe, Patrick Brennan

**Members Absent:** Stephanie Tolan

**Also Present:** Charlie Johnson, Code Enforcement Officer; Mike Tobin, Village Attorney;  
Robert Ghostlaw, Applicant; Jim Ghostlaw; Danny Bassett

Chairman Besanceney called the meeting to order at 7:40 p.m.

**Use Variance – Robert Ghostlaw – 13 Monroe**

Robert & Jim Ghostlaw made a presentation on converting the existing two family residence into a three family residence. This would be in addition to the existing apartment above the detached garage. Both presented backgrounds on themselves. Robert presented information that shows the reasonable financial cannot be achieved due to inability to rent a 4 bedroom apartment. The previous owner lived in this apartment for approx. 25 years. 4 bedroom apartment remains unrented for 4 months.

Robert explained that his own experience growing up in this community, his own market research and a realtor's recommendation that the 4 bedroom apartment would be in demand. However even after reducing the rent he described the types of people who had come to see the apartment. All three showings were to undesirable type of tenants. While his other 1 & 2 bedroom apartments rented within one week.

The financial hardship is unique due to its location being surrounded by commercial properties and a 3 bedroom apartment. And no exterior changes would be necessary to accomplish the modifications.

Approving the variance will improve the neighborhood character. Parking will be improved and undesirable types of tenants will be kept out of the property. Appropriate sized family units will live in the new smaller units. As a result noise levels will go down over a 4 bedroom. Finally there is no demand for a 4 bedroom apartment while there is demand for 1 & 2 bedroom apartments.

The hardship has not been self-created because the four bedroom apartment is not rentable. No one could have known or predicted that the apartment would not be rentable. Potential tenants looking for a 4 bedroom apartment would also be looking for renting a house.

The Board reviewed the existing and proposed floor plan.

Much discussion ensued about which nearby structures were 2 and 3 family structures.

Robert reviewed the location and character of neighborhood and proximity to Main Street, no exterior changes are proposed and all parking is provided. Robert stated that he is trying to improve the Village and cares about doing the right thing. He asked the Board to approve his request.

The applicant signed the sign posting affidavit.

The Board asked C. Johnson about the specific code sections related to this variance request. The Board discussed the request.

**A motion was made by M. Donahoe and seconded by P. Brennan to approve the requested Use Variance for 13 Monroe Street to create an additional apartment going from 2 to 3 units in the primary building.**

A roll call vote was taken: H. Besanceney-Aye, B. Kissack-Aye, P. Brennan-Aye, M. Donahoe-Aye.  
Motion carried.

In making its variance determination, the Zoning Board of Appeals made the following findings:

**A motion was made by S. Tolan and seconded by B. Kissack to adopt the applicant's responses as the basis for the Board's determination.**

A roll call vote was taken: H. Besanceney-Aye, B. Kissack-Aye, P. Brennan-Aye, M. Donahoe-Aye.  
Motion carried.

**A motion to adjourn the meeting at 8:55 p.m. was made by B. Kissack and seconded by P. Brennan. Motion carried.**

Respectfully submitted,  
Charlie Johnson