

Final Minutes – Approved 12/28/17

**Honeoye Falls Village Zoning Board
Meeting Minutes for November 27, 2017**

Members Present: Hank Besanceney, Patrick Brennan, Barry Kissack, Karen Grann, Mark Donohoe

Also Present: Michael Tobin (Village Attorney), Charlie Johnson (Code Enforcement Officer), Dan Bassette, Steve D’Anna, Mayor Rick Milne

Chairman Besanceney called the meeting to order at 7:35 p.m.

Special Use – 12 North Main Street – A6 Property Holdings, LLC

Applicant, Steve D’Anna came before the Board to discuss plans for use of property located at 12 North Main Street. He was before the Planning Board this month regarding exterior alterations to the building. The first floor will be used for two office spaces. One of the spaces along with the upstairs mezzanine is already under renovation for a business. The applicant would like to put in three apartments on the second floor. Access for the rear apartment will be where there is currently a deck which will be modified with safer supports. The shape and size of the decking/stairs will remain the same. The other two apartments will be entered from the north side of the building through the first floor. Everything will be brand new. New wiring, plumbing and heating has been done.

There is a parking area in the rear of the building to fit four spaces and could have as much as six spaces on the property. S. D’Anna has a portion of the property that was deeded to the previous owner from the Critics owner where parking can be shared.

M. Tobin spoke of the deed that was conveyed by Critics to the previous owner which was then conveyed to S. D’Anna when he purchased the property. The deed states that there is six feet parallel to the north side of the building that cannot have anything put on it. The six feet is to be used as a parking lot only by Critics and to continue use of that area for customer parking. Critics has complete control over the six feet of space.

S. D’Anna pointed out that the property is very close to public parking. He is willing to get something in writing from the owner of Critics to use the space.

M. Tobin noted that the entrance to the apartments on the second floor toward the Critics parking lot may not have a right to be used as an entrance/exit because of its location to the deeded property.

H. Besanceney stated that the door would need to swing out since the building is for multiple use.

C. Johnson when looking at the shape of the stairs, noted that there needs to be a pathway of concrete or asphalt at the bottom leading to a safe exit out to a public way, Main Street.

M. Donohoe asked how many employees would be working in the business downstairs. S. D’Anna said there would be three.

B. Kissack asked what the parking requirements would be for the businesses.

C. Johnson stated that it is required to have one space for every 250 square feet. Approximately 9-10 spaces would be needed for the businesses. In addition, two spaces for each apartment are needed.

B. Kissack suggested the applicant contact the owner of Critics to lease the parking spaces from their lot closest to the bank.

H. Besanceney stated that parking would need to be verified.

M. Tobin said fifteen spaces would need to be verified.

S. D'Anna said it is not possible to accommodate that many spaces. He is willing to work with the Board to determine what might be feasible.

M. Tobin suggested to the Board that the applicant provide a new survey including parking spaces with the dimensions that are required under the code, 9 x 18, and put them where he would want them, and show how to access them. Based on that, the Board can determine what to do with the balance. M. Tobin suggested the applicant speak with the owner of Critics to see if they would be willing to lease spaces on the other side of the parking lot closest to the bank. The lease should be recorded.

C. Johnson stated that there have been businesses where relief has been worked out with other properties by leasing spaces. We have had existing buildings with no parking available where we have looked at municipal parking as a way to provide those properties hemmed in with no parking available whatsoever. The Board could look at overlay of daytime and nighttime parking with the possibility of using that as a reduction.

M. Tobin suggested the applicant speak with the new tenant about their future plans and number of employees before the Board could consider a reduction based on number of employees.

P. Brennan summed up that the issues are; the entrance to the apartments, access on the other side of the building, and parking that need to be dealt with before a decision is made.

The Board agreed to leave the hearing open for the next meeting scheduled for Thursday, December 28, 2017.

The applicant signed the sign posting affidavit.

A motion to approve the August 28, 2017 meeting minutes as amended was made by P. Brennan and seconded by B. Kissack. A roll call vote was taken: H. Besanceney-Aye, P. Brennan-Aye, B. Kissack-Aye, M. Donohoe-abstain, K. Grann-Aye. Motion carried.

A motion was made by P. Brennan to adjourn the meeting at 8:38 p.m. K. Grann seconded. A roll call vote was taken: H. Besanceney-Aye, P. Brennan-Aye, B. Kissack-Aye, M. Donohoe-Aye, K. Grann-Aye. Motion carried.

Respectfully submitted,
Patty Pragle, ZBA Clerk