

Honeoye Falls Village Planning Board

Meeting Minutes for July 11, 2016

MEMBERS PRESENT: Mary Szlosek, Adam Keller, Ann Bailey, Brian Hoose, Denise Heischman

ALSO PRESENT: Michael Tobin (Village Attorney), Charlie Johnson (Code Enforcement Officer), Rick Milne (Mayor), George Easton, Dan Bassette, Dan Holtje, Richard Kuhn, Stephanie Kuhn, Chris Plain, Dina Markowitz, Gary Markowitz, Brian Bouchard, Dennis Revitzky

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

Re-subdivision Approval – CRT LXXX, LLC – Dunkin Donuts - 116 West Main

Brian Bouchard from CHA Engineers came before the Board requesting subdivision approval. Approval was already granted at the September 8, 2014 meeting, but due to a variety of reasons, the maps were not filed at Monroe County within the filing deadline. They have met all of the requirements for the updated survey. He presented the Board with a new map, the only change being an easement for Water Authority. He is ready to file the survey map with Monroe County but needs re-approval.

Ann Bailey asked if the other lot is still planned for the same use.

B. Bouchard stated, yes, they are trying to market it possibly for a day care or bank. There is no activity at this time.

Chair Szlosek opened the meeting for public comment. There were none.

A motion was made by A. Keller and seconded by A. Bailey to approve the subdivision application. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye, D. Heischman-Aye. Motion carried.

Subdivision - 181 Monroe Street – George Easton

George Easton presented the Board with plans to subdivide an approximate 11 acre parcel into two lots. Lot 1 will be approximately 1.3 acres which includes the house and barns. Lot 2 will be approximately 9.7 acres.

Chair Szlosek verified from the plans that the lot will not be landlocked. George Easton's current residence does not impact this. He purchased the adjoining lot and is requesting that lot be subdivided.

M. Tobin wanted to clarify that the Board would only be approving a subdivision at this meeting, not approving the property as a building lot.

Chair Szlosek opened the meeting for public comment.

Stephanie Kuhn from 175 Monroe Street requested that George Easton give her notification if he plans to develop the lots so that they can plan accordingly with natural barriers, grading, and potential water issues. She would like to avoid her property becoming a secondary culvert as there is no storm drain.

G. Easton stated that he would let her know and he would need to hire an engineer. He does not feel there would be a drainage impact on 175 Monroe Street.

Chris Plain from 161 Monroe Street asked if the proper percentage of buildings for the land on Lot 1 is meeting the requirements.

C. Johnson responded that existing buildings are less than 20 percent of the lot size.

Chair Szlosek closed the meeting for public comment.

A motion was made by A. Keller and seconded by B. Hoose to approve the subdivision as presented. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye, D. Heischman-Aye. Motion carried.

The meeting was closed to the public.

Concept Design Discussion

The Board had a concept review discussion regarding the possibility of building a storage building at property located at the end of Norton Street. Chair Szlosek recommended the next step would be for Mathstone to go to the Trustees for code changes or go to the Zoning Board of Appeals.

A motion was made by B. Hoose and seconded by D. Heischman to adjourn the meeting 8:40 p.m. A roll call vote was taken: Chair Szlosek-Aye, A. Keller-Aye, A. Bailey-Aye, B. Hoose-Aye, D. Heischman-Aye. Motion carried.

**Respectfully submitted,
Patty Pragle
Planning Board Clerk**