

Honeoye Falls Village Zoning Board Meeting Minutes April 25, 2016

Members Present: Hank Besanceney, Stephanie Tolan, Barry Kissack, Mark Donohoe

Members Absent: Patrick Brennan

Also Present: Charlie Johnson (Code Enforcement Officer), Dan Bassette, Doug O'Brien, Larry Cranmer, Matt Bragg, Steve Hogarth, Julie Hogarth

Chairman Besanceney called the meeting to order at 7:38 p.m.

Special Exception Use – K & H Precision – 17 High Street

Applicant, Steve Hogarth of K & H Precision is requesting a Special Exception use pursuant to Village Code Section 19-36 and 190-132 to renovate and enlarge the building for light industrial purposes. The TV Zoning District limits buildings to 4,000 square feet. They would like to construct a 9,600 square foot addition at the rear of the existing feed mill building. Portions of the existing building will be demolished. They will retain the front rectangle and put an addition on the back. The building area will be 13,600 square feet overall. The Planning Board gave their approval on April 4, 2016. The Planning Board determined a negative declaration on the SEQR.

M. Donohoe asked about the use of the building. S. Hogarth responded that it will include a pattern shop, grinding/casting area, break room, and small office. There will be a loading ramp and dock as well.

Chair Besanceney opened the meeting for public comment. There were no comments.

A motion was made by M. Donohoe and seconded by S. Tolan to approve the Special Exception Use for 17 High Street as shown in the application to include a 13,600 square foot building in total size.

The applicant signed the sign posting affidavit.

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

1. The plot area is sufficient, appropriate, and adequate for the use and reasonably anticipated operation and expansion thereof. It is necessary for the operations and layout of the type of business to operate on this lot.
2. The proposed use will not prevent the orderly and reasonable use of adjacent properties and/or districts and all required buffer yards screening shall be provided as if it were an allowable use. The Board agreed that the adjacent properties are similar in use with the exception of one residential property which will have screening provided as part of the expansion.
3. The site is suitable for the location of such use in the community and the characteristics of the proposed use are not such that its proposed location is unsuitable or near to a church, school, recreational theater, or other place of public assembly. The Board agreed that, yes, it is suitable as this part of the community has historically been used for similar businesses.

4. The requested special exception use will not have any adverse physical or environmental effects on the neighborhood or district as the new use will improve existing traffic, noise, and odor issues.

A roll call vote was taken: H. Besanceney-Aye, B. Kissack-Aye, S. Tolan-Aye, M. Donohoe-Aye. Motion was unanimously adopted.

A motion to approve the January 25, 2016 meeting minutes as written was made by B. Kissack and seconded by S. Tolan. A roll call vote was taken: H. Besanceney-Aye, B. Kissack-Aye, S. Tolan-Aye, M. Donohoe-Aye. Motion carried.

A motion was made by S. Tolan to adjourn the meeting at 8:08 p.m. B. Kissack seconded. Motion carried.

Respectfully submitted,
Patty Pragle
ZBA Clerk