

Approved

March 3, 2021

A Regular Meeting of the Planning Board was held on March 3, 2021 at the Mendon Community Center, 167 North Main St. Honeoye Falls, NY 14472 at 7:00 pm.

PRESENT: Brent Rosiek - Chair
Earl DeRue
Thomas Voorhees
Lauren Smith
Christopher McCourt

ATTORNEY: Donald Young

OTHERS: Councilman Thomas Dubois

Mr. Rosiek started the meeting at 7:00pm.

Minutes were taken by Michelle Booth.

MINUTES

MOTION

Mr. Rosiek moved, seconded by Mr. Voorhees, to approve the minutes of the February 17, 2021 meeting, as amended.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye; Mr. McCourt – abstain; and Ms. Smith – abstain.

SILVAROLE SITE PLAN

John Sciarabba, LandTech and William Silvarole, 19 Lexington Way, Pittsford, requesting Site Plan approval to construct a single-family home and a barn at 324 Quaker Meeting House Rd, consisting of 5.25-acre, zoned RA-5 with Tax account no. 222.03-1-9.3.

Mr. Sciarabba explained the plans and discussed the grading, stating it would be a significant aspect due to the raised leach fields.

During the back-and-forth conversation between the Board and Mr. Sciarabba several aspects of the plans were discussed, as follows:

1. The area of disturbance is over an acre so a SWPPP will be needed.
2. Demolition of the old barn will be done before the Certificate of Occupancy is issued.
3. The new barn will be used for storage of cars and lawn equipment, etc. No animals. It will have water and electric, no bathroom or floor drains.
4. Barn and House roof leaders should move storm water to the South, not North.
5. Town of Mendon standard and farm notes should be added to the maps.

6. EPOD should be delineated.
7. Speed limit signs should be addressed
8. Storm water should be routed to the west and a swale added to the east.
9. Top soil pile with silt fencing will be needed.
10. Agricultural Data Statement is needed for the file.
11. Construction entrance should be labeled.

The SEQR was previously approved. It is a Type II action and requires no further action.

The Board determined that the application was complete.

MOTION

Mr. McCourt moved, seconded by Mr. Voorhees, to approve the pre-liminary and final site plan with the following conditions to be added:

1. Swale added to easterly property line
2. Top soil location with Silt fence
3. Stabilized construction entrance
4. Town of Mendon farm note
5. Town of Mendon standard notes
6. Town Site Distance notes
7. MS4 paperwork shall be filed with the Town of Mendon
8. Note for barn to be demoed prior to Cert. of Occupancy
9. Note stating no animals will be housed in the barn
10. Confirm the Monroe County Dept. of Transportation approves.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye; Mr. McCourt – aye; and Ms. Smith – Aye.

LENHARD SITE PLAN RE-APPROVAL

Barb Lenhard and Bill Collins appeared on behalf of Regina Lenhard, PO Box 180, North Hudson, NY and are requesting re-approval of the site plan for a parcel on Cole Rd, that was approved by the Town of Mendon on February 11, 2010, consisting of 1.90 acres, zoned RA-5 with Tax account no. 192.04-1-10.

Mr. Collins stated they would not be asking for any changes from the original, approved site plan. The Dept. of Health re-approved the septic plan for two more years. A benchmark still remains in the middle of the property.

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The Board reviewed the plans. They would like the Highway Superintendent to give approval.

SEQR will remain the same, a negative declaration.

MOTION

Ms. Smith moved, seconded by Mr. McCourt, to approve the site plan with the following condition:

1. Town of Mendon, Highway Superintendent approval letter is needed.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye; Mr. McCourt; and Ms. Smith – aye.

PUBLIC COMMENT

There were no comments.

GENERAL DISCUSSION

Mr. Rosiek requested to update his email on the contact sheet.

MOTION

Mr. DeRue moved, seconded by Mr. McCourt, to adjourn the meeting at 7:42pm.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye; Mr. McCourt; and Ms. Smith – aye.