

Approved

June 16, 2021

A Regular Meeting of the Planning Board was held on Wednesday, June 2, 2021 at the Mendon Community Center, 167 North Main Street, Honeoye Falls, NY, 14472 at 7:00 p.m.

PRESENT: Brent Rosiek – Chair  
Earl DeRue  
Tom Voorhees  
Christopher McCourt  
Lauren Smith  
ATTORNEY: Donald Young  
OTHERS: Tom Dubois, Rich and Penelope Ezell, Bill Grove

Minutes were taken by Michelle Booth

Mr. Rosiek began the meeting at 7:01 pm

### **MINUTES**

### **MOTION**

Mr. McCourt, moved, seconded by Mr. Voorhees to approve the minutes of the May 19, 2021, meeting, as submitted.

### **ADOPTED**

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

### **EZELL SITE PLAN**

Penelope Ezell, 7 Hampton Lane, Fairport, requesting site plan approval for a single-family home. The property is located on Taylor Rd, consisting of approx. 13.3 acres. Tax account no. 216.03-1-3.3. Zoned RA-1.

Bill Grove, Grove Engineering appeared with Mr. and Mrs. Ezell. He explained the plan to the Board.

Mr. Rosiek instructed Mr. Grove to add the driveway detail and the standard and farm notes, that can be found in the design criteria on the Town of Mendon website, to the plans.

Mr. Rosiek asked if the Health Department had reviewed the plans. Mr. Grove confirmed.

Mr. Voorhees stated that the footer drain discharge should be a least 20 feet from the property line. He also requested that the Town Engineer signature line be removed, as

there was no review done; the Highway Superintendent, Monroe County Health Department and the Planning Board Chair are the only signatures required.

Mr. DeRue directed the applicants to add a topsoil stock pile area, enclosed in silt fencing.

Mr. DeRue asked if there is a swale along the road way. Mr. Grove stated there is a slight swale, but doesn't believe a culvert would be needed. Mr. Rosiek said the Highway Superintendent would sign off and check if a culvert would be required.

Mr. Rosiek stated this is a Type II action under SEQR, so no further review is needed.

Conditions for approval include:

1. Remove the Town Engineer signature line
2. Add driveway detail to the plan
3. Add standard notes to the plan
4. Add farm notes to the plan
5. Add Monroe County Health Dept. signature line
6. Add topsoil stock pile area with silt fencing
7. Edit the footer drain discharge to be at least 20 feet from the property line

**MOTION**

Mr. DeRue moved, seconded by Mr. McCourt, for conditional preliminary and final approval with the stated seven conditions.

**ADOPTED**

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

**PUBLIC COMMENT**

There was no public comment.

**GENERAL DISCUSSION**

There was discussion about the next meeting agenda. The Board would like Joe B., from the Main St. Café, to address each condition of the Special Use Permit and do a detailed description of each item for the upcoming meeting. The secretary will send an email requesting the information.

**MOTION**

Mr. DeRue moved, seconded by Ms. Smith, to adjourn the meeting at 7:21 pm.

**ADOPTED**

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