

Unapproved

January 19, 2022

A Regular Meeting of the Planning Board was held on Wednesday, January 19, 2022 at the Mendon Community Center, 167 North Main Street, Honeoye Falls, NY, 14472 at 7:00 PM

PRESENT: Lauren Smith - Chair

Earl DeRue

Christopher McCourt

Charlie Krukowski

Nicole Sayers

ATTORNEY: Donald Young

OTHERS: Town Councilperson, Tom DuBois; Robert Bringley, Marathon Engineering; Mike and Rachel Newcomb; Joseph and Heidi Alati; Douglas and Cheryl McManus; other members of the community.

Minutes were taken by Katrina Allen

Ms. Smith began the meeting at 7:05 PM

MINUTES

MOTION

Mr. McCourt moved, seconded by Mr. DeRue to approve the minutes of the December 15, 2021 meeting.

ADOPTED

Ms. Smith – aye; Mr. DeRue – aye; Mr. McCourt – aye; Mr. Krukowski – aye; and Ms. Sayers – aye.

NEWCOMB SITE PLAN

Mike and Rachel Newcomb, 35 Sunset Boulevard, Pittsford, NY, for a 3,700 +/- square foot single family residence, and ~ 16,00 square foot horse stable with four adjacent fenced riding areas on Pond Road, consisting of 40 acres. Tax account no. 204.04-1-40.4. Zoned RA5.

Mr. Bringley, representing the Newcombs, approached the Board and illustrated on a large print the proposed site plan. He stated the Newcombs are planning a single-family home and horse farm.

Mr. Bringley showed the septic and said the perk test has been submitted to Monroe County for approval. Public water stops near the Newcomb's proposed site, and they want to extend the main to the back of the home.

Mr. Bringley showed the creek on the West, and said there are 6.2 acres of federal wetlands that

go to Irondequoit Creek. The wetlands will remain as is.

Mr. Bringley showed where the driveway is planned as well as the riding stables. There will be a horse pasture throughout the property, and the Newcombs want to clear the site for it. They will have a septic and public water.

Ms. Smith asked for response from the Code Enforcement Officer (CEO), Corey Gate's, comments. Ms. Smith read the comments regarding the Environmental Protection Overlay District (EPOD), and the 100' buffer. Mr. Bringley said the delineation was submitted to the Army Corps of Engineers in October, and they are awaiting their response.

Ms. Smith said the State has a buffer and the Board needs the Department of Environmental Conservation (DEC) letter. She also stated the driveway needs to show the pull-off and turnarounds.

Ms. Smith asked about the bridge shown on the site plan. Mr. Bringley said that is a break in the hedgerow.

Ms. Smith asked about the plans for the horse barn and riding rink. Mr. Bringley said that will be in two to three years.

Ms. Smith discussed the public water requirement and there is concern with fire protection on the property. She said per LaBella, they are to coordinate with Monroe County Water Authority about extending the water line to the adjoining lot next door. Mr. Bringley said it is not the determination of the Water Authority.

Mr. McCourt stated there is a proposed bridge. Mr. Bringley said that is on the other side of the horse pasture and there is a pedestrian bridge in the future.

Mr. McCourt said it is an EPOD, too. Mr. Bringley said all EPODS are marked and labeled. He continued and said the State EPODS are only on the South and the Federal are marked, located, delineated, and submitted to the coordinating agencies.

Mr. DeRue asked if all elevations of the wetlands are shown as he is not seeing them. Mr. Bringley replied C1 shows the elevations and asked which ones are they looking for?

Mr. DeRue advised the Board needs to see the elevations of the roadway, as there are two different elevations listed. Mr. Bringley said all elevations are shown on drawing C2. The site is 650' on average. The road is higher, and the house is 685'. The house is 35' higher than the

wetlands.

Mr. DeRue asked if 683' is on the road. Mr. Bringley said Sheet C1.

Mr. DeRue said 650'. Mr. Bringley said it is piped across the road. Mr. Newcomb clarified the driveway is the same elevation.

Mr. DeRue said the road is listed on the right, but it is listed on the left on the site plan. Mr. Bringley said it can be cut one way or another.

The septic was discussed.

Ms. Smith stated the pond location does not meet the 50' setback to another property. Mr. Bringley said if it is a regulation, they will abide by it.

Ms. Smith inquired about the removal of the dead ash trees in the designated wetlands. Mr. Bringley said they can remove the trees without disturbing the wetlands. They will not disrupt the soil as they cannot excavate or move a heavy piece of equipment in the wetland.

Ms. Smith advised the scale of the drawings must meet the Town's Design Criteria and not be more than 1" = 100'. There are varying scales on the site plan. Mr. Bringley replied the intent of the drawings is an overall plan.

Ms. Smith said plans must show emergency pull-offs and turn-arounds. Mr. Bringley replied the turn-around will be in the front of the home.

Additional requirements needed response from Marathon were discussed, including the driveway, finished floor elevation, elevations of each building, storm water, CEO comments, and signature lines.

The horse pasture and horse ring were discussed.

Ms. Sayers asked if the Newcombs planned to use the horse ring and pasture for private or public use. The Newcombs stated it will be for their private use.

The wetlands on the property were discussed.

Mr. Young asked when the response was expected from the Army Corps of Engineers. Mr. Bringley said the delineation and information was sent, and they believe it will be another three or four weeks.

The varying elevations were discussed between the Board and Marathon Engineering.

Mr. Krukowski asked if a culvert pipe is proposed at the pond location. Mr. Bringley said yes.

Mr. Krukowski asked if any other culvert pipes were planned. Mr. Bringley said they will not be needed.

Ms. Sayers asked the size of the riding rink. Mr. Bringley stated 16,000 square feet.

Mr. DeRue asked the topsoil depth on the property. Mr. Bringley said 11 inches, but it probably varies.

Mr. DeRue asked where the topsoil is proposed, and if they are raising the driveway elevation to where they want. Mr. Bringley said it will be a stoned and paved driveway.

Mr. Young advised Mr. Bringley to communicate with LaBella and the CEO, as there is concern the EPOD is still an issue. It is a big site, and there is a lot happening. Mr. Bringley said Marathon comments in writing.

Mr. Young reminded Mr. Bringley the Board still needs the Army Corp of Engineer's letter.

Ms. Smith stated the CEO advised part of the driveway to the horse barn is a good place for a pull-off.

Mr. McCourt said they need another pull-off.

Mr. Young said emergency pull-offs are for fire rescue and emergency vehicles.

The Board agreed the applicants need to appear at another Planning Board meeting and are scheduled for the February 16, 2022 meeting.

PUBLIC COMMENT

Doug McManus, residing at 185 Pond Road, Honeoye Falls, said he lives in the Eastern back corner of the Newcomb's property. He asked how many trees the Newcombs were considering removing as he has lived there thirty years and appreciates the view and buffer. The Newcombs said they are only removing the dead trees.

Mr. McManus asked the Newcombs how many horses they were planning on having. The Newcombs went to reply, and the audience was advised by the Board there is no back and forth conversation during Public Comment.

Mr. McManus said they have no objection to the horses.

Margaret Fiore, owner of 383 Pond Road, Honeoye Falls, said she has no objection to the Newcomb's proposed home, but has concern over the horses' excrement as one horse produces one ton a year, and with four horses, there will be four tons. She is concerned about her well water being contaminated with horse excrement.

Ms. Fiore wanted to know what provisions were being taken to protect the wetlands, EPODS, and drinking water. She said she had looked at the Newcomb's property, but she did not buy it, because there were too many EPODS and protected wetlands. She said wetlands cannot have horse farms.

Ms. Fiore said she is worried about her well. She called the DEC and asked about the horse manure and the DEC advised her no permit has been issued as it is currently under review because of the EPODS.

Ms. Fiore said her private well could be contaminated from the horse manure and asked if the Town is covering her water and if the Newcombs are required to have a permit.

Ms. Fiore said she is aware the Newcombs plan to have four horses, but their property slopes into a wetland. She said 10 tons of manure come per horse wants to know what the provisions are to the adjacent property line as she wants to plant apple trees near there. Ms. Fiore is worried about setbacks for horse manure and wants to know if the Newcombs plan to store it or remove it. She wants to know what they are doing.

Ms. Fiore wonders if neighbors with farm equipment will spook the horses. Her main concern is who accrues the cost if her drinking water is contaminated. Is it the Town, the Homeowner, or her?

Mr. Krukowski asked Ms. Fiore to confirm her address. Ms. Fiore said 383 Pond Road; the old Slusser property.

Mr. Young advised Ms. Fiore to send to the Board anything she has received from the DEC. He advised Ms. Fiore that the Newcomb's proposed horse farm is on the opposite side of the property to where Fiore's abut.

Mr. Young asked the Newcombs if they would like to reply or wait. The Newcombs said they will wait to address any concerns.

Mr. Young said the buffer is on the West Side and the Southwest is buffered. Mr. Bringley said it is a mature woodlot.

Mr. Young asked Pasture Two's location, and Mr. Bringley showed the Board on the map.

Mr. McManus said the dead trees are on the Newcombs, but he has lived there 30 years and enjoyed the view. He is not opposed to the horse farm, but he likes the buffer.

Ms. Smith asked if there were any other comments.

Ms. Newcomb asked for clarification of the turn-arounds. Mr. Bringley said he will talk to the Fire Marshall. Mr. Young advised they are emergency pull-offs.

GENERAL DISCUSSION

The Board discussed if the manure could get into the drinking water. They also discussed the location of the Fiore's apple trees.

Mr. Krukowski asked about the environmental impact because of the concerns of the wetlands as it goes to West Bloomfield Road.

The Board said the site plan needs more information and a lot of questions are not answered.

MOTION

Mr. McCourt moved, seconded by Mr. DeRue, to adjourn the meeting at 8:01 PM.

ADOPTED

Ms. Smith – aye; Mr. DeRue – aye; Mr. McCourt – aye; Mr. Krukowski – aye; and Ms. Sayers – aye.