

Unapproved

March 1, 2023

A Regular Meeting of the Planning Board was held on Wednesday, March 1, 2023 at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY, 14472 at 7:00 PM

PRESENT: Lauren Smith - Chair
Earl DeRue
Charlie Krukowski
Nicole Sayers

ABSENT: Teresa Winship

ATTORNEY: Donald Young

TOWN ENGINEER: Mike Simon, LaBella, PC

OTHERS: Town Councilperson, Cindy Carroll; Environmental Conservation Board Chairperson, Peter Carosa; James Anderson, via Zoom.

Minutes were taken by Katrina Allen

Ms. Smith began the meeting at 7:00 PM

MINUTES

MOTION

Ms. Sayers moved, seconded by Mr. DeRue to approve the minutes of the February 1, 2023 meeting.

ADOPTED

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

HAMPSON SITE PLAN

Kenneth Hampson, 38 Saginaw Drive, Rochester, NY 14623, for construction of a 4-bedroom signal-family home with a barn on property located on Harloff Road, Honeoye Falls, in the Town of Mendon, Zoned RA-1. Tax account no. 224.01-1-3.3, consisting of 10 acres.

Ms. Smith welcomed Ken and Patty Hampson and their engineer, Glenn Thornton.

Mr. Thornton explained the site plan is code compliant and will have a private well. The septic has been approved by the Monroe County Department of Health. There will be a 250-foot driveway, and there is room at the bottom for emergency response vehicles. They will need a State Pollutant Discharge Elimination System (SPDES) permit.

Mr. Simon stated he appreciates Mr. Thornton's response to his comments. He stated there are a few EPODS noted and a steep slope at the front. They are running an electric line.

The Board discussed the Monroe County Planning and Development's response. Mr. Simon clarified the applicants are 400 feet from the wetlands and there is no need to go any farther.

Mr. Krukowski asked if they are running water to the barn. Mr. Thornton said yes.

Mr. Krukowski asked if there will be a bathroom in the barn, and Mr. Hampson said they may have one and had asked Mr. Thornton to prepare the plans as if they were adding the bathroom.

The plumbing was discussed.

Ms. Smith asked the Board if it was ready to offer preliminary and final approval. The Board agreed.

Ms. Smith reviewed the determination.

MOTION

Mr. Krukowski moved, seconded by Mr. DeRue to grant preliminary and final site plan approval for the Hampson Site Plan.

ADOPTED

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

PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR HAMPSON SITE PLAN

WHEREAS, the Town of Mendon has received an application from Kenneth Hampson for site plan approval, including a construction of single-family home, all relative to the property at Harloff Rd., tax account # 224.01-1-3.101, zoned RA-1 Residential-Agricultural; and

WHEREAS, the Mendon Planning Board has reviewed the application and considered all relevant information pertinent thereto.

NOW, THEREFORE, BE IT RESOLVED, that preliminary and final approval is hereby issued relative to the site plan application, subject to the following conditions:

1. An EPOD permit shall be obtained from the Code Enforcement Officer prior to issuance of a building permit, said permit to be in compliance with the recommendations of the Environmental Conservation Board report issued February 26, 2023; and
2. The site shall be developed in accord with wetland regulations, including that any required buffers be respected; and
3. Any outstanding written review comments by the Town Engineer be addressed to the satisfaction of the Town Engineer.

PUBLIC COMMENT

None

GENERAL DISCUSSION

The Board discussed their upcoming and moving up the Milham Subdivision application to an earlier meeting. The Board also discussed available training conferences.

MOTION

Ms. Sayers moved, seconded by Mr. DeRue to close the meeting at 7:26 pm.

ADOPTED

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