

Unapproved

March 15, 2023

A Regular Meeting of the Planning Board was held on Wednesday, March 15, 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
Teresa Winship

ABSENT: Nicole Sayers

ATTORNEY: Donald Young

OTHERS: Town Councilperson, Brent Rosiek; James Anderson, via Zoom; Wendy Greer, via Zoom.

Minutes were taken by Katrina Allen

Ms. Smith began the meeting at 7:02 PM

MINUTES

MOTION

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

ADOPTED

Ms. Smith – aye; Mr. DeRue – aye; and Mr. Krukowski – aye; and Ms. Winship – abstain.

ANDERSON SITE PLAN

James and Kristen Anderson, 567 6th Street, Apartment 16, Brooklyn, NY 11215, for construction of a +/- 2,000 square-foot single-family home with attached three-car garage as well as a +/- 1,440 square-foot pole barn on property located on West Bloomfield Road, Honeoye Falls in the Town of Mendon, Zoned RA-5. Tax account no. 223.01-1-47.2, consisting of 45.78 acres.

Garrett Steiner, DDS, appeared on behalf of the applicants.

Mr. Steiner said the site plan will have a private wastewater and two-inch water service with 50-foot utility easements. Drainage will be existing flow patterns. He received comments from the Code Enforcement Officer (CEO), Environmental Conservation Board (ECB), and the Town Engineer, LaBella, and has answered all of them.

Ms. Smith said LaBella and the CEO had comments regarding the driveway meeting gravel specifications and fire protection. They were addressed. The ECB commented on the Environmental Protection Overlay Districts (EPOD) encroachment, and it requires an EPOD permit.

Ms. Smith stated the right-of-way on West Bloomfield Road is only 87 feet, where 100 feet is required. The CEO said dual frontage on Cheese Factory Road meets the requirement.

Mr. DeRue asked about the permits for the driveway. Mr. Steiner said he will get permits from the Department of Transportation (DEC) and the Town.

Mr. DeRue commented on size of the water line, and a discussion followed.

Ms. Winship commended Mr. Steiner on the contours. She asked about the height of the structures. Mr. Steiner said he is not sure. Ms. Winship stated it is a maximum of 35-feet from the peak to the average grade.

Ms. Winship stated spot elevations would be helpful. She advised that the apron in front of the garage door should slope, if he is sloping it, he should add a spot elevation at the garage door and show where it is going to slope, as well as on the pole barn. Mr. Steiner understood and said they are not having a walk-out basement.

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Ms. Winship stated the drainage arrows are in the wrong direction on the driveway to right in front of the pole barn and around the bend.

The topsoil on the revised plan was discussed.

Krukowski asked if there was any intention of running water to the pole barn, and Mr. Steiner said he does not think so.

Ms. Smitha asked if he had seen the comments from the Monroe County Department of Planning and Development. Mr. Steiner said he had.

Ms. Smith asked Mr. Young where the application is with the State Environmental Quality Review (SEQR), and Mr. Young said it is a Type II.

Ms. Smith reviewed the determination.

MOTION

Mr. DeRue moved, seconded by Ms. Winship to grant preliminary and final site plan approval for the Anderson Site Plan.

ADOPTED

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

PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR ANDERSON SITE PLAN

WHEREAS, the Town of Mendon has received an application from James and Kristen Anderson for site plan approval, including construction of a single-family home and a pole barn on, all on the property at West Bloomfield Rd., tax account # 223.01-1-47.21, zoned RA-5 Residential Agricultural 5 Acre; 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 said site plan application, subject to the following conditions:

1. Prior to signatures on the Plans, the Plans shall be revised in a manner which addresses pertinent items identified by the MCDOT in its letter dated February 10, 2023, all to the satisfaction of the Code Enforcement Officer and the Town Engineer;

2. Prior to signatures on the Plans, and given Town Code Section 260-106, a note shall be added to the Plans to provide that: “Should any further subdivision of this lot result in reducing its frontage on Cheese Factory Road below 100 feet, an area variance shall be required;”
3. EPOD permits shall be obtained from the Code Enforcement Officer prior to issuance of a building permit, all relative to EPODs #3, #8 and #9 as it relates to the water service trench, all consistent with the recommendations of the Environmental Conservation Board report issued February 26, 2023; and
4. The site shall be developed in accord with wetland regulations, including that any required buffers be respected.
5. Prior to signing on Plans, addition of “spot elevations” per the Planning Board comments on March 15, 2023.

PUBLIC COMMENT

None

GENERAL DISCUSSION

The Board discussed upcoming meetings.

MOTION

Mr. DeRue moved, seconded by Mr. Krukowski to close the meeting at 7:17 pm.

ADOPTED

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