

Unapproved

September 20, 2023

A Regular Meeting of the Planning Board was held on Wednesday, September 20, 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
Teresa Winship

ATTORNEY: Donald Young

OTHERS: Town Councilperson, Brent Rosiek; Theresa Worley; Andrew Costanza; Chris Costanza

Minutes were taken by Katrina Allen

Ms. Smith began the meeting at 7:04 PM

MINUTES

MOTION

Ms. Sayers moved, seconded by Ms. Winship to approve the minutes of the August 16, 2023 Planning Board meeting, as amended.

ADOPTED

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

MENDON HEIGHTS SUBDIVISION SKETCH LAYOUT REVIEW

Mendon Heights Estates, LLC. 314 Hollywood Avenue, Rochester, NY for a 17-lot cluster development subdivision on property located on Mendon Ionia Road directly across from Langpap Road, consisting of 39.91 acres. Tax account no. 231.01-1-2. Zoned RA-1.

Ed Martin of DDS approached the Board and stated he represents Andrew Costanza, 42 Bulls Sawmill Road, Honeoye Falls, and Mr. Costanza's nephew, Chris Costanza, who is the architect of this project.

Mr. Martin said they still need to do the soil testing and need to have the lot layout approved to do the testing. He said they want a cluster development and meet the required 50-foot road frontage and the lots will have a minimum of half an acre. Mr. Martin said he will speak to the Town Building Inspector, Corey Gates, regarding the private drive.

Mr. Martin said the lots will have private septic and wells. He said Mr. Gates stated two concepts must be submitted; a regular sketch and a cluster sketch. Mr. Martin said there would be 33 lots in the traditional layout and 17 in the cluster development. All the lots meet Code and the Environmental Protection Overlay District (EPODS). He said the 17 works better with the infrastructure and marketing to people. He has an uncle down the road.

Mr. Martin said he wants to have the Department of Health do the testing before the weather turns, but they need approval first.

Ms. Smith advised there can only be four lots on a private drive. Mr. Martin said in a Cluster Development, they do not need to follow Code. He asked if the Board can give them a variance. He was advised the Planning Board does not issue variances.

The dedicated road, private drive, and connecting the two roads were discussed.

Ms. Winship stated they are missing EPOD 2 – Steep Slopes. This may affect the number of lots available for development. Mr. Martin said there were 40 acres removed for EPODs. Ms. Winship stated with the 25-acre steep slope, it may change the numbers, but it may overlap with other EPODS.

Ms. Winship asked how they determined the lot sizes. Mr. Martin said that was Chris's brain with the house placements. They want cookie-cutter houses on the smaller lots and high-end homes on the upper lots.

Ms. Winship said if they pull the two lots on the east side and bring them west, they would retain more of the woodlots. Mr. Chris Constanza said they already have people lined up for those lots and they prefer to be off the beaten path.

The elevation was discussed.

Mr. DeRue asked where the water to the cul-de-sac would go.

Ms. Smith stated there needs to be an area for open space. The applicants stated they want to have a trail of some sorts. Ms. Smith advised them to read the Code for cluster development.

Mr. Young gave Mr. Martin the Code sections for EPODS and advised each EPOD has its own article that sets forth development and to get a development permit.

Mr. Young also gave Mr. Martin the Code section regarding open space and how much open space is required. Mr. Young also asked what relief they are looking for with the cluster development.

Mr. Chris Costanza explained the energy efficient houses to be built. He also said the reason they do not want to do a completely dedicated road is because it would be to the Town's expense to maintain and the Design Criteria says the Town wants to be fiscally sound. He said he can get more money for the houses not on a dedicated road. He can get \$1.2 million, versus \$300,000-400,000. The Town would get more in assessment, too.

Mr. Chris Costanza said he has people ready to build on the higher quality homes.

The Woodlots were discussed. Mr. Chris Costanza said there would be less lawn maintenance without the sound of lawn mowers and leaf blowers disturbing people.

Mr. Young stated to look at 226-16 D2 in the Code to give them the four things to look at this stage.

Mr. Krukowski asked what their reasoning was for a circle. Mr. Martin there will be vegetation, and it will be used for storm water maintenance.

Mr. Krukowski asked if the radius is tight for fire apparatus. Mr. Martin said in the town of Greece, they had a smaller turn, and they approved it.

Mr. DeRue asked about fire suppression. Mr. Chris Costanza said there is fire hydrant right on Mendon Ionia Road. The Board advised him there is no hydrant there as there is no public water.

The Board asked if this would be in two phases, and Mr. Martin said yes.

The Board advised to preserve the woodlots, have a recreation area, delineate the Steep Slope EPOD, and show the two phases. Mr. Martin understood.

PUBLIC COMMENT

Theresa Worley, 841 Mendon Ionia Road, Ionia, NY approached the Board. She and her husband have concerns of this development as it will be right up to their property, and the private drive will be along their driveway. There are several homes in the middle of the proposed development who will also be greatly affected.

GENERAL DISCUSSION

The Board discussed the upcoming meetings.

MOTION

Mr. Krukowski moved, seconded by Ms. Sayers to adjourn the meeting at 8:19 pm.

ADOPTED

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