Unapproved November 15, 2023

A Regular Meeting of the Planning Board was held on Wednesday, November 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

Nicole Sayers

ABSENT: Attorney, Don Young

OTHERS: Town Councilperson, Brent Rosiek

Minutes were taken by Katrina Allen

Ms. Smith began the meeting at 7:00 PM

**MINUTES**

**MOTION**

Mr. Krukowski moved, seconded by Ms. Winship to approve the minutes of the November 1, 2023 Planning Board meeting.

**ADOPTED**

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

**DONALDSON SITE PLAN LETTER OF CREDIT RECONSIDERATION AND DISCUSSION**

Scott Donaldson, Jr, 140 East Street, Honeoye Falls, was granted site plan approval to build a 4,000 square foot barn located forward of the front of the home. The Donaldson Site Plan Resolution stated Mr. Donaldson is to supply the Town of Mendon with an irrevocable letter of credit for $10,000 for a landscaping buffer for property located at 50 Lanning Road, Honeoye Falls, NY, consisting of 26.68 acres. Tax account no. 223.01-1-33. Zoned RA-5. Mr. Donaldson requests planting the landscape buffer now in lieu of the letter of credit.

The Board discussed the cost of the landscaping. Since Mr. Donaldson has the equipment to plant the trees, the Town cannot do it at his cost should the Town have to complete the landscaping.

Mr. Krukowski questioned if Mr. Donaldson plants the trees now, and they do not survive, what recourse does the Town have.

Ms. Smith asked the Board if it had read the article she sent regarding the type of trees to be planted. Ms.

Sayers asked if the climate is the same as ours. Ms. Smith said it was Indiana, and the Board agreed it is a similar climate.

Mr. DeRue said the Letter of Credit is also for the grading and seeding of grass, not just the trees.

Ms. Winship said the Board should maintain the resolution as it is written.

**MOTION**

Mr. DeRue moved, seconded by Mr. Krukowski to uphold the Donaldson resolution as it is written.

**ADOPTED**

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

**SALVISKI SITE PLAN**

James Salviski, 342 Smith Road, Pittsford, NY, consisting of 10 acres, for a 5,000 square-foot storage barn forward of the front of the home. Zoned RA-5. Tax account no. 205.01-1-9.31.

Mr. Salviski and his engineer, Glenn Thornton, were welcomed to the table.

Mr. Thornton said the site plan was minorly changed. They turned the barn so the two doors are not facing the street. Mr. Krukowski asked if this made it easier to access, too, and Mr. Salviski said it is both.

The elevations were discussed.

Mr. DeRue discussed the earthwork and moving the dirt for construction. He advised the lower they make it, the better fit for the elevation. Mr. Thornton advised it would make for a steeper driveway.

Ms. Smith said looking at our Code, accessory structures forward of the home require site plan approval, and the Board looks at the aesthetics and sees if there are alternatives to it being in the front yard. She said she looked at another place but believed it was where the leech field is located. Mr. Thornton said yes, it is where the leech field is.

The trees on the property were discussed, as well as the approved variance from the Zoning Board of Appeals for the six-foot fence in the front yard.

The tree screening was discussed, and Ms. Winship stated pine trees need to screen the three sides, and the applicant may need to push the site to the north to make the buffer fit. Ms. Winship gave the spacing requirements for the screen buffer.

It was stated the barn is above grade, so the screening would be different. The erosion control and geofabric were discussed.

Ms. Winship said spot elevation at the door location is required as well as drainage arrows and arrows along the swale. It is to know where the water is going.

Mr. Krukowski said there should be stamped drawings.

Mr. Krukowski asked if it is concluded there is no room in the back. Mr. Salviski said there is a playground, zipline, and it is where his children play and are in his wife’s and his line of sight.

Ms. Smith asked about another location and showed it on the site map. Mr. Salviski said it has a pitch and that is where they have a farmer leasing land.

Ms. Winship asked if there were be other utilities besides electric. Mr. Salviski said no.

Ms. Winship asked if the well has been professionally sealed, and it is done with concrete so it does not contaminate. Mr. Salviski and Mr. Thornton said it was most likely left unsealed to use as lawn irrigation.

Ms. Winship asked about lighting. Mr. Salviski said he is open to suggestions. Ms. Winship said there could be a little on the north and subtle on the east and west.

The pitch of the roof was discussed, as well as the height clearance – 16 feet – and the material of the barn. The applicant will not have cupolas. The applicant said he will plan on a wood structure.

Ms. Winship stated the lighting must all be dark sky compliant. There are restrictions in the Town Code, and it is so you do not infringe on your neighbor. The height of the lighting is important as the higher the light, the farther it spreads.

The size of the proposed barn was discussed.

Mr. Krukowski said it is an accessory structure in front of the house on steroids.

Ms. Smith said it looks like another house, and said it is intrusive to the neighbors across the street from the applicant. Mr. Salviski said he can get a letter from his neighbor, and Mr. DeRue said that is a good idea.

Mr. Salviski said his neighbors are thinking of putting a barn forward of their house, too.

Ms. Smith showed the applicant and Mr. Thornton where the barn could be tucked back a little, if possible, since the barn is massive.

The Board and applicant discussed blending the barn to fit the character of the area, as in adding windows or a cupola.

Different locations of the barn were discussed.

Ms. Sayers asked if there was going to be a bathroom added. Mr. Salviski said no.

The applicant and engineer understood what the Board was asking, and will rework the location. Ms. Smith advised them to contact the Planning Board secretary, Katrina Alle, when they have the new site plan.

**PUBLIC COMMENT**

None

**GENERAL DISCUSSION**

The Board discussed a lead reviewer process from prior Planning Board members.

**MOTION**

Ms. Sayers moved, seconded by Mr. Krukowski to adjourn the meeting at 8:24 pm.

**ADOPTED**

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

For full meeting information, please visit the Town of Mendon’s YouTube page:

<https://townofmendon.org/community/youtube/>