

A Regular Meeting of the Planning Board was held on Wednesday, April 17, 2024 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: Don Young

TOWN ENGINEER: Jacob Calabrese, MRB Group.

OTHERS: Brent Rosiek, Town Councilperson; Tom Voorhees, Zoning Board of Appeals Board Member

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 March 20, 2024 Planning Board meeting.

ADOPTED

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

PALLO SITE PLAN

Peter and Susanne Pallo, 97 Boughton Hill Road, Honeoye Falls, NY, consisting of 6.73 acres a 1,024 square-foot pole barn forward of the front of the home. Zoned RA-5. Tax account no. 229.01-1-6.

Susanne and Peter Pallo were welcomed to the table. They explained they want to build a pole barn set forward of their house because of grading and flooding in other locations on their property. They want to use it for storage.

Ms. Smith said there was a letter from the engineer, and the Pallos added the farm note as requested; however, they need a set of drawings. Mr. Pallo said he did not want to spend the money on them if this was not going to be approved. Ms. Smith said they need a site plan to make an assessment. Mr. Pallo said he submitted the cross sections of the barn.

Ms. Winship said a site plan approval needs a site plan. It needs grading, topography, and elevations. She said she is not convinced this is the best location without a site plan.

The Pallos stated this is the only location without having to remove trees and bringing in a lot of dirt.

Ms. Winship said the EPODs need delineation and a buffer for them is required.

Ms. Smith said there will need to be a landscaping buffer for the pole barn. The Planning Board will wait until the Zoning Board of Appeals meeting where the applicants are requesting an area variance for their front setback from the road right-of-way. She said the applicant's engineer will need to look at all the comments from MRB, and they will need a letter of credit or bond for the landscaping buffer.

Mr. Young stated the Board can look at each application and decide if it may or may not need screening. Ms. Winship said that is a sacrifice for putting a barn forward of the home.

A discussion on the buffer and location of the barn followed.

The Board and applicant discussed the septic location and the actual property line and road right-of-way.

The applicant will reach out to Katrina to get on an upcoming agenda.

PUBLIC COMMENT

None

GENERAL DISCUSSION

The Board discussed the requirements for applications. Mr. Calabrese stated MRB can put together a checklist. Mr. Rosiek stated the applicant would be responsible for checking off each requirement.

Letters of credit were discussed and the upcoming agenda items.

MOTION

Ms. Sayers moved, seconded by Mr. Krukowski to adjourn the meeting at 7:56 pm.

ADOPTED

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

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

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