

Unapproved

November 20, 2024

A Regular Meeting of the Planning Board was held on Wednesday November 20<sup>th</sup>, 2024, at the Mendon Town Hall, 16 West Main Street. Honeoye Falls, NY 14472 at 7:00 pm.

PRESENT: Lauren Smith – Chair  
Charlie Krukowski  
Teresa Winship  
Earl DeRue  
Danielle Liberatore

ATTORNEY: Donald Young

OTHERS: Brent Rosiek, Town Councilperson  
Emilio Moran, MRB  
Gregory Conklin  
Adrianna Leiske  
Fred Shelley, BME

Ms. Smith started the meeting at 7:01pm.

Minutes were taken by Brooke Buckland.

### **MINUTES**

### **MOTION**

Mr. DeRue moved, seconded by Ms. Winship, to approve the minutes of the November 6<sup>th</sup>, 2024 meeting, as submitted.

### **ADOPTED**

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

### **CONKLIN SITE PLAN (STONY RIDGE)**

Gregory Conklin, 15 Tobey Woods, Pittsford, for a site plan approval for property located on Stony Ridge Drive, Honeoye Falls, Containing 6.51 acres. Tax account no. 204.040-1-046.1. Zoned RA-5

Mr. Conklin, Ms. Leiske, and Fred Shelley approached the Board and provided the requested criteria.

**PUBLIC HEARING**

There was no public comment. Public Hearing was closed.

Mr. Shelley describes the culvert design and drainage calculations to the Board.

Army Core visited the site on 11/15 and agreed with the delineation. The Board can expect to be receiving their Jurisdiction.

Mr. DeRue states he visited the site the morning of the hearing and he could stick a 3 ¼ inch rod 2 feet into the ground due to soft soils. He express's his concern for the applicants and their proposed open bottom culvert plans. Mr. DeRue proposed the idea of a box culvert.

Mr. Shelley and Mr. Moran discuss a sub-surface inspection. After excavation and prior to backfilling, applicant shall coordinate with a Town Representative an inspection to assure they have hit suitable soils prior to backfilling with #3 and #4 crusher. As well as, a proof roll test to be performed at the site of culvert installation and to be inspected by the Town Engineer after installation but prior to paving of the driveway.

The Board discusses the proposed written resolution and conditions set forth.

Resolution for Approval of Site Plan Application for Property at or about Stony Ridge Drive,  
Tax Map No. 204.04-1-46.1

WHEREAS, BME Associates, on behalf of owner Gregory Conklin (the "Applicant"), has submitted an application to the Town of Mendon requesting approval of a Site Plan (the "Application") relating to the development of a single-family home (the "Development"), all at property located at or about Stony Ridge Drive, Tax Map No. 204.04-1-46.1 (the "Property"), and all as more fully detailed in application materials on file with the Town, inclusive of the proposed site plan map package drawn by BME Associates, entitled "Stony Ridge Drive;" and

WHEREAS, as the Application seeks approval for the construction of a single-family home on an existing lot, for purposes of the State Environmental Quality Review Act ("SEQR") the Application is a Type II Action and not subject to further review thereunder.

NOW, THEREFORE, BE IT, RESOLVED, as it relates to EPOD #3 (Watercourse), the request complies with the standards and requirements set forth at Article IV of the Code of the Town of Mendon for all those reasons set forth in the record, including given the basis set forth in the EPOD application, given that only the driveway is within the EPOD buffer and given that there

are no feasible alternatives for access, and an EPOD Permit for EPOD #3 is hereby issued for development as depicted on the relevant site plans, such EPOD Permit conditioned upon the applicant providing a jurisdictional determination by the Army Core of Engineers confirming the delineation and providing that an individual permit is not required, and instead that the proposal is covered by the Nationwide Permit, all to the satisfaction of the Town Engineer; and, be it further.

RESOLVED, that an EPOD Permit for EPOD #9 (Soils) is hereby issued for development as depicted on the relevant site plans given compliance with the standards and requirements set forth at Article X of the Code of the Town of Mendon; and, be it further

RESOLVED, that, in consideration of all criteria and information relevant to the Application, including but not limited to as discussed during the Planning Board meeting(s), as addressed herein, based upon the Application materials, and as otherwise set forth in the record, and subject to any conditions set forth herein, the Planning Board hereby approves the Application for Site Plan approval, including issuing preliminary and final Site Plan approval, as follows, and subject to the following conditions:

1. Prior to issuance of the building permit, applicant shall provide a jurisdictional determination by the Army Core of Engineers confirming the delineation and providing that an individual permit is not required, and instead that the proposal is covered by the Nationwide Permit, all to the satisfaction of the Engineer for the Town.
2. Applicant shall coordinate a subsurface inspection of the driveway area to be paved and the driveway area in and at the culvert after the completion of grading but prior to paving, all to be acceptable and approved by the Engineer for the Town. In addition, a proof roll shall be completed in the driveway area to be paved, such proof roll test shall be performed using a tandem-axle rear dump truck loaded to a minimum gross weight of 20 tons. The test shall consist of at least two passes along the driveway in the direction of travel. The maximum subgrade deflection of a passing test shall be ½ inch, with no pumping or cracking of the subgrade or surrounding grade. Said test shall be witnessed by and acceptable to the Engineer for the Town.
3. That any outstanding comments of the engineer for the Planning Board, including per the letter dated October 8, 2024, shall be addressed to the satisfaction of the Town Building Inspector.
4. That any outstanding comments of Town Building Inspector / Fire Marshal from the letter dated Sept. 5, 2024 shall be addressed to the satisfaction of the Town Building Inspector.
5. Unless otherwise required, comments or conditions required to be addressed herein shall be addressed as follows: comments/conditions impacting mapping/drawing shall be addressed prior to signatures on the relevant plans, and any other comments/conditions shall be addressed no later than required by the reviewer, but in any event prior to issuance of the relevant Certificate of Occupancy/Compliance.

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**MOTION**

Mr. Krukowski moved, seconded by Ms. Winship to approve the application pursuant to the written resolution.

**ADOPTED**

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

**GENERAL DISCUSSION**

Mr. Rosiek informs the Board that a public hearing will be held on December 9<sup>th</sup> to pass *Local Law 6 2024*; requiring construction of all accessory buildings built in front of a primary structure to require a variance.

The upcoming meeting agendas were discussed.

December 4<sup>th</sup>, 2024 – **Mitten Subdivision & Site Plan**

December 18<sup>th</sup>, 2024 – **EquuStrong Special Use Permit**

**MOTION**

Ms. Liberatore moved, seconded by Mr. Krukowski, to adjourn the meeting at 7:38pm.

**ADOPTED**

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