

A regular meeting of the Zoning Board of Appeals was held on Thursday February 27, 2025, at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY 14472 at 7:00 pm.

PRESENT: Chris Mahood - Chair
Tom Voorhees
Ted Trybus
Dustin Cichon

ABSENT:

ATTORNEY: David Hou

OTHERS: Kim Roberts - Town Councilperson
Sean Finn
Timothy & Melissa Boldt

Mr. Mahood started the meeting at 7:00 pm.

Minutes were taken by Brooke Buckland, Director of Planning and Zoning Board.

APPROVE JANUARY 23, 2025 MEETING MINUTES

The meeting was called to order. The first item on the agenda was the review and approval of the minutes from January 23rd, 2025. The board members confirmed they had reviewed the minutes. No comments were raised.

Motion to approve the minutes from the January 23rd, 2025 Zoning Board of Appeals meeting was made by Mr. Trybus and seconded by Mr. Voorhees.

Mr. Voorhees – aye; Mr. Mahood – aye; Mr. Trybus – aye; Mr. Cichon – absent.

BOLDT AREA VARIANCE

The board opened a public hearing for the Boldt area variance application.

Motion to open the public hearing was made by Mr. Trybus and seconded by Mr. Cichon.

Mr. Boldt presented his request for an area variance to construct a 26 by 32-foot detached garage at 67 Hidden Ridge Trail, Honeoye Falls. He explained that the proposed garage would result in a total accessory structure lot coverage of 1,745 square feet, exceeding the permitted 1,333 square feet (2% of the lot size) by 412 square feet.

Mr. Boldt provided the following details:

- The property consists of 1.53 acres
- Existing structures include a 12x12 gazebo and an inground pool, totaling 792 square feet.
- The proposed garage would increase lot coverage from 2% to 2.62%.
- He addressed the five criteria for variance consideration, stating the structure would not change the neighborhood character, alternatives were not feasible, and it would not negatively impact environmental conditions.

Board members asked questions about:

- The decision not to attach the garage to the house
- Matching finishes and features with the existing home
- Impact on the neighbor at 61 Hidden Ridge Trail
- Width of the walkway and access to the pool

The public hearing was closed with no public comments received.

Motion to close the public hearing was made by Mr. Cichon and seconded by Mr. Voorhees.

The board deliberated on the application, discussing the five criteria for granting an area variance. They determined that:

- The benefit could be achieved by other means, but with limitations.
- The request was substantial.
- It would not have an undesirable change in the neighborhood.
- It would not have an adverse effect on physical or environmental conditions.
- The difficulty was self-created.

The board decided to grant the variance with conditions, including:

- Reaffirming the prior setback variance
- Requiring the structure to match the primary residence aesthetically
- Maintaining a 9-foot separation between structures for emergency access

Motion to approve the Boldt Area Variance as proposed and pursuant to the written resolution was made by Mr. Cichon and seconded by Mr. Trybus. All in favor, none opposed

Mr. Voorhees – aye; Mr. Mahood – aye; Mr. Trybus – aye; Mr. Cichon – aye.

FINN AREA VARIANCE

The board opened a public hearing for Sean Finn's area variance application

Motion to open the public hearing was made by Mr. Trybus and seconded by Mr. Cichon.

Mr. Finn requested a variance to allow a 72 by 40-foot pole barn to be constructed at 324 Boughton Hill Road, Honeoye Falls to be placed in the front yard of the principal building, 262 yards from the road and 120 yards from the principal building.

Mr. Finn provided the following details:

- The property consists of 26 acres.
- The proposed location is the highest and driest spot on the property.
- The structure would be approximately 262 yards from the road and 120 yards from his house.
- It would be at least 60 yards from the nearest neighbor.
- He plans to farm approximately 10-15 acres of the property.

Board members asked questions about:

- The agricultural use of the property
- The location of pumpkin planting and gardens
- The type of construction and finishing for the pole barn

The public hearing was closed with no public comments received.

Motion to close the public hearing was made by Mr. Voorhees and seconded by Mr. Trybus.

The board deliberated on the application, discussing the five criteria for granting an area variance. They determined that:

- The benefit **CANNOT** be achieved by other feasible means due to wet areas and existing structures.
- The request **IS** substantial but mitigated by the lot size and distance from the road.
- It **WILL NOT** have an undesirable change in the neighborhood.
- It **WILL NOT** have an adverse effect on physical or environmental conditions.
- The difficulty **IS** self-created because it's the applicants desire to build the barn.

The board decided to grant the variance with conditions, including:

- The structure should be painted to blend with the environment and not be shiny or reflective.
- The height should not exceed 35 feet.

Motion to approve the Finn Area Variance as proposed and pursuant to the written resolution was made by Mr. Trybus and seconded by Mr. Voorhees. All in favor, none opposed

Mr. Voorhees – aye; Mr. Mahood – aye; Mr. Trybus – aye; Mr. Cichon – aye.

PUBLIC COMMENT

No public comment.

GENERAL DISCUSSION

Mr. Voorhees expressed a desire for the Town Board to involve the Zoning Board and Planning Board in reviewing local laws that affect their responsibilities. Specifically, they mentioned the recent local law #6 regarding accessory structures in front yards.

Board members briefly discussed wetland considerations for potential future developments.

UPCOMING MEETING'S

March 13th, 2025 – Cancelled, unless a rehearing is necessary

March 27th, 2025 – Cawley Area Variance

Koelsch Area Variance

Mr. Trybus made a motion to adjourn the meeting seconded by Mr. Voorhees.