A regular meeting of the Planning Board was held on Wednesday February 19, 2025, 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

ABSENT: Danielle Liberatore

ATTORNEY: Donald Young

OTHERS: Brent Rosiek - Town Councilperson

Emilio Moran, MRB - Town Engineer

Laura Wallman

Al LaRue

John Sciarabba

Peter Carosa - ECB Chair

Ms. Smith started the meeting at 7:00 pm.

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

## APPROVE JANUARY 15, 2025 MEETING MINUTES

Ms. Smith asked if anyone had any comments or concerns regarding the meeting minutes from January 15th, 2025. No comments were raised.

*Motion to approve the minutes from the January 15th, 2025 Planning Board Meeting was made by Mr. Krukowski and seconded by Mr. DeRue. All in favor, none opposed.*

*Ms. Smith - aye; Mr. Krukowski - aye; Ms. Winship - aye; Mr. DeRue - aye.*

Ms. Smith amended the agenda to discuss the Wallman site plan before the Cawley site plan, with agreement from the board members.

## WALLMAN SITE PLAN

Al Larue and Ms. Wallman approach the Board.

The applicant presented updates to the site plan, including:

* Removal of the barn
* Adjustment of the driveway location and distance from property line
* Confirmation that the house will be white

The Chair noted that previous concerns regarding the proposed pole barn in which would require a variance is no longer applicable as the applicants have removed the pole barn from their site plans. As well as the historical impact with the district 15 school had been addressed. A letter dated February 5th, 2025 from SHPPO stated they had no concerns about the historical impact.

No additional questions or concerns were raised by board members.

Ms. Smith asked Mr. Young to address the proposed resolution, which included:

* Classification as a Type 2 action for SEQR, requiring no further SEQR review
* Standard conditions including addressing outstanding comments from the Town Engineer, Building Inspector, and Fire Marshall
* Obtaining required easements for review by the Town Attorney
* Dealing with any utility districting if required
* Obtaining any Monroe County Water Authority approvals that may be required

*Motion to approve the Wallman site plan as proposed and pursuant to the written resolution was made by Mr. Krukowski and seconded by Mr. DeRue. All in favor, none opposed.*

*Ms. Smith - aye; Mr. Krukowski - aye; Ms. Winship - aye; Mr. DeRue - aye.*

## CAWLEY SITE PLAN

The applicant - John Sciarraba, representing Joshua and Courtney Cawley, presented details on the 10-acre parcel site plan:

* Located on west side of Pittsford Mendon Road, adjacent to a park
* Existing standalone approved parcel from 1963 Sackett subdivision
* Proposing to build house approximately 1,000 feet off road on a knoll
* 5 bedroom, in-ground leach field septic system
* Public water, gas, and electric available
* Driveway aligned along tree line with easement on adjacent property
* Substantial house with walkout basement
* Addressed comments from Monroe County Planning, DOT, Water Authority, Town Engineer, and Environmental Conservation Board

Key discussion points and concerns raised:

* Steep slopes on the property and impacts to driveway, septic lateral, and construction
* Driveway safety, grades up to 16-20%, and need for additional turnarounds
* Septic system placement on steep slopes
* Visual impacts and screening
* Zoning variance needed for road frontage

The Board and Town Engineer provided feedback:

* Requested flattening driveway grades where possible, aiming for 15-16% maximum
* Suggested adding guide rail or berm in steeper sections
* Recommended consulting fire department on emergency access
* Requested documentation on codes prohibiting enclosing equipment
* Asked for revised plans addressing steep slope concerns

The applicant agreed to:

* Revise driveway alignment and grading
* Add turnarounds and safety features
* Relocate septic components away from steepest slopes
* Provide additional documentation on codes and constraints
* Apply for zoning variance for road frontage

No formal action was taken. The applicant will revise plans and return at a future meeting.

## General Discussion

The board discussed the upcoming Mendon Gate Station project scheduled for the April 2nd meeting.

Key points included:

* Concerns about visual impacts of proposed equipment and removal of existing barn structure
* Request for documentation on why equipment cannot be enclosed
* Need for better photo renderings from multiple viewpoints
* Suggestion to notify and consider impacts to Town of Pittsford residents
* Ideas for screening and landscaping to minimize visual impacts

The board directed staff to contact the applicant ahead of the April meeting to request:

* Documentation on codes/regulations prohibiting enclosed structures
* Larger, more detailed photo renderings from multiple angles
* Consideration of screening options and visual mitigation

Other items discussed:

* March 5th meeting is canceled
* Potential attendance issues for March 19th meeting
* Distribution of digital application materials

The Environmental Conservation Board chair provided clarification on their comments regarding steep slopes for the Cawley application, noting their intent was not to question survey accuracy but to highlight localized steep areas that may not be fully captured.

*Motion to adjourn the meeting was made by Mr. DeRue and seconded by Ms. Winship. All in favor.*

*Ms. Smith - aye; Mr. Krukowski - aye; Ms. Winship - aye; Mr. DeRue - aye.*