

A regular meeting of the Zoning Board of Appeals was held on Thursday March 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  
Dustin Cichon  
Paul Marasco

ABSENT:

ATTORNEY: David Hou

OTHERS: John Moffitt - Town Supervisor  
Matthew Koelsch  
Erin Denney Koelsch  
John Sciarabba

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

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

#### **APPROVE FEBRUARY 27, 2025 MEETING MINUTES**

The meeting was called to order. The first item on the agenda was the review and approval of the minutes from February 27<sup>th</sup>, 2025. The board members confirmed they had reviewed the minutes. No comments were raised.

*Motion to approve the minutes from the February 27<sup>th</sup>, 2025 Zoning Board of Appeals meeting was made by Mr. Voorhees and seconded by Mr. Marasco.*

*Mr. Voorhees – aye; Mr. Mahood – aye; Mr. Marasco – aye; Mr. Cichon – aye.*

#### **KOELSCH AREA VARIANCE**

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

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

An area variance application by Matt Koelsch, 1065 Cheese Factory Road, Honeoye Falls, NY, consisting of 1.57 acres, requesting relief from *Section 260-106*, to construct a two-story pole barn with a 33'8" front set back, whereas code requires a minimum of 60' front setback and therefore requires an area variance. Zoned RA-1. Tax account no. 223.02-1-11.

The applicants explained their project, stating they were looking to replace an old, dilapidated garage with a new 2-bay garage with a shop. They described the existing structure as being in

poor condition with bad siding, frame, and flooring. The proposed new structure would be set back 33 feet from the road instead of the required 60 feet due to property constraints including sloping ground and the location of the septic system.

Board members asked questions about:

- The height of the new structure compared to the house
- Plans for finishing the second floor
- Matching the roof and siding materials to the existing house
- Replacing the existing cement pad

The applicants confirmed the new building would match the house's standing seam metal roof and horizontal siding. They plan to use the second floor mainly for storage initially.

The public hearing was closed with no public comments received.

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

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

- The requested benefit **CANNOT** be achieved by other feasible means because the location of the septic system makes any other placement difficult.
- The request **IS** substantial because it is a request for 47% of required setback.
- 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.

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

- Reaffirming the prior setback variance
- Requiring the structure to match the primary residence aesthetically (siding, roofing materials to remain cohesive)

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

*Mr. Voorhees – aye; Mr. Mahood – aye; Mr. Marasco – aye; Mr. Cichon – aye.*

**CAWLEY AREA VARIANCE**

The board opened a public hearing for the Cawley area variance application

*Motion to open the public hearing was made by Mr. Voorhees and seconded by Mr. Marasco.*

An area variance application by Joshua Cawley, 1100 Pittsford Mendon Center Road, Honeoye Falls, NY, consisting of 10 +/- acres, requesting relief from *Section 260-8 (D)*, to construct a driveway to a single-family dwelling on property located off Pittsford Mendon Center Road with a 61' lot width, whereas code requires a minimum of 100' lot width at the road right of way and therefore requires an area variance. Zoned RA-5. Tax account no. 204.02-1-38.

John from Land Tech, representing the Cawley family, presented the application. He explained that the property was part of a larger parcel previously owned by the family. The applicants are seeking relief from the lot width requirement to build a single-family home on the property.

Board members raised questions about alternative methods to resolve the issue, such as purchasing adjacent land or performing an administrative re-subdivision. John explained that while they could make the lot conforming by acquiring land from an adjacent 20-acre parcel also owned by the applicants, this would incur significant costs and delays for surveying and subdivision.

Board members asked questions about:

- The possibility of making both lots conforming through a boundary adjustment
- The steep grade and driveway access across the adjacent parcel
- Fire department review of the plans
- The planning board's input on the application

The Board decided to table a decision pending:

1. Input from the fire department on access issues
2. Possible consultation on soil erosion concerns
3. Feedback from the planning board on topography issues

The board also noted the 60-day deadline for making a decision on the application.

The public hearing was closed with no public comments received.

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

**PUBLIC COMMENT**

No public comment.

**GENERAL DISCUSSION**

The Board briefly discussed that there were no upcoming applications scheduled at this time.

**UPCOMING MEETING'S**

*April 10<sup>th</sup>, 2025 – Cawley Area Variance*

*Mr. Trybus made a motion to adjourn the meeting at 7:31 pm, seconded by Mr. Voorhees.*

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