

A regular meeting of the Zoning Board of Appeals was held on Thursday April 24th, 2025, at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY 14472 at 7:00 pm.

PRESENT: Chris Mahood - Chair
Tom Voorhees
Paul Marasco

ABSENT: David Hou (Attorney)

OTHERS: Kim Roberts – Town Board Member
John Sciarabba – Cawley’s Engineer

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

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

APPROVE MARCH 27TH, 2025 MEETING MINUTES

The meeting was called to order. The first item on the agenda was the review and approval of the minutes from March 27th, 2025. The board members confirmed they had reviewed the minutes. It was noted that a previous board member was incorrectly included in the last roll call, and this had been updated. There was a discussion about whether to note the resignation of a board member who was present at the previous meeting but resigned at its conclusion

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

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

CAWLEY AREA VARIANCE

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.

The board acknowledged that they had received feedback from the Mendon Fire District regarding their opinion on the driveway's starting location. It was noted that the fire department did not have any significant issues, though they had a couple of concerns with the turnaround, which were less stringent than the planning board requirements. Mr. Mahood emphasized that they are an independent board separate from the planning board and wanted to ensure they took a thorough look at the application and its potential impact.

Motion to approve the Cawley Area Variance as proposed and pursuant to the written resolution was made by Mr. Voorhees and seconded by Mr. Marasco

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

The board then went through the five questions required for variance consideration:

1. The requested benefit **CAN** be achieved by other feasible means because the property and the adjacent property are under common ownership and the properties could be conjoined via a resubdivision/lot line adjustment and therefore eliminated the need for a variance.
2. The request **IS** substantial because it requires a 39' relief from the required 100' road width.
3. The request **WILL NOT** have an undesirable change in the neighborhood because the lot has existed in this state for over 60 years.
4. The request **WILL NOT** have an adverse effect on the physical or environmental conditions of the neighborhood or district because it has existed for over 60 years.
5. The difficulty **IS NOT** self-created because the lot has existed before the current zoning requirements.

The board discussed adding a condition to the variance to encompass the fire department's recommendations.

PUBLIC COMMENT

No public comment.

GENERAL DISCUSSION

UPCOMING MEETING'S

The board noted that there were no upcoming meetings scheduled at the moment. Ms. Buckland mentioned that there were a couple of applications in process, but complete applications had not yet been received. It was stated that the next meeting would likely June 12th.

Mr. Marasco made a motion to adjourn the meeting at 7:13 pm, seconded by Mr. Voorhees.

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