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A regular meeting of the Zoning Board of Appeals was held on Thursday, March 12<sup>th</sup>, 2026 at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY 14472 at 7:00 pm.

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PRESENT: Chris Mahood - Chair  
Jeff Johnston  
Paul Marasco  
Vince Dick  
David McInnis

ATTORNEY: David Hou

OTHERS: Tom Voorhess – Town Council  
Julie Gianforti – 55 Harloff Road  
Stu Chait

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

Minutes were taken by Brooke Buckland, Secretary to Planning and Zoning Board.

**APPROVE OCTOBER 23<sup>RD</sup>, 2025 MEETING MINUTES**

The meeting was called to order. The first item on the agenda was the review and approval of the minutes from October 23<sup>rd</sup>, 2025. The board members confirmed they had reviewed the minutes.

*Motion to approve the minutes from the October 23<sup>rd</sup>, 2025 Zoning Board of Appeals meeting was made by Mr. Marasco and second by Mr. Johnston.*

*Mr. Mahood – aye; Mr. Johnston – aye; Mr. Marasco – aye; Mr. Dick; Mr. McInnis.*

**GIANFORTI AREA VARIANCE**

Richard Gianforti, 55 Harloff Road, Honeoye Falls, NY, seeking approval to construct a 40' by 24' detached garage in front of the primary residence on property located at 55 Harloff Road, consisting of 13.11. The proposed location requires relief from *Chapter 260 -8(c)(10)*, of the Town Code, which prohibits accessory buildings/structures to be located in the front yard, and therefore requires an area variance. Zoned RA -1. Tax account no. 217.03-1-14.

*Motion to open the public hearing was made by Mr. Marasco and second by Mr. Dick.*

*Mr. Mahood – aye; Mr. Johnston – aye; Mr. Marasco – aye; Mr. Dick; Mr. McInnis.*

Stu Chait, representing the Richard and Julie Gianforti, presented their application. He explained that the property faces multiple constraints that limit placement options for the garage. Wetlands exist in the back of the property that cannot be improved upon, and significant topographical challenges exist in the front. The proposed location keeps the garage within reasonable proximity to the house while maintaining proper setbacks, 21 feet from the side and over 200 feet from the road, with the house itself sitting 250 feet from the road.

Mr. Chait emphasized that the garage will maintain a 21-foot side setback and be located over 200 feet from the road, well beyond required setbacks. The structure will match the existing house in materials, colors, and rooflines to ensure aesthetic compatibility. The building will feature natural wood siding, matching trim and roofing, and include a bonus room above the garage space.

Ms. Gianforti and Mr. Chait also noted that neighboring properties have set precedent for accessory structures in front yards and provided the board with photographic evidence. Board members asked for clarity on the reasoning of the proposed placement of the garage. Mr. Chait explained that wetlands in the rear of the property make building in the back tough due to the amount of tree clearing and leveling needed. Additionally, the septic and utilities are located on the south side.

The board discussed the building's specifications, confirming it would be a two-story structure approximately 25 feet in height, matching the contemporary style of the existing house but with more traditional garage design elements. Proposed utilities include electricity and potentially water and sewer for a utility sink.

Mr. Mahood asked Ms. Gianforti if she had a chance to speak with their neighbors.

Ms. Gianforti confirmed she had spoken with the southern neighbor but did not contact the northern neighbor. She also made note that both neighbors have accessory structures located in the front yard as well.

Mr. Mahood asked if there was any public comment.

There was no public comment.

*Motion to close the public hearing was made by Mr. Johnston and second by Mr. Marasco.*

*Mr. Mahood – aye; Mr. Johnston – aye; Mr. Marasco – aye; Mr. Dick; Mr. McInnis.*

*Motion to approve the Gianforti Area Variance as proposed and pursuant to the written resolution was made by Mr. Johnston and second by Mr. McInnis.*

*Mr. Mahood – aye; Mr. Johnston – aye; Mr. Marasco – aye; Mr. Dick; Mr. McInnis.*

## **GIANFORTI AREA VARIANCE DETERMINATION**

Jeffrey Johnston moved, seconded by David McInnis, that the Area Variance requested by Richard Gianforti, Jr., for property located at 55 Harloff Road, Tax ID No. 217.03-1-14, zoned RA-1, to allow an accessory structure, a 40'x24' garage, to be constructed in the front

yard of the principal structure, as depicted in the Application documents, be GRANTED based on the following:

WHEREAS, Section 260-8(C)(10) prohibits accessory structures from being located in a front yard; and

WHEREAS, the above property owner appeared before the Zoning Board of Appeals at the public hearing on the application on March 12, 2026; and

WHEREAS, this application was sent to the ZBA's attorney and the Town Code Enforcement Officer for review; and

WHEREAS, this application was sent to the Monroe County Planning Board for review pursuant to General Municipal Law 239-m, and the application was returned as a local matter with comments; and

WHEREAS, the ZBA held a public hearing and the public was given the opportunity to comment on the application;

NOW, THEREFORE, BE IT RESOLVED that this application constitutes a Type II action under SEQRA and no further environmental review is required;

AND BE IT FURTHER RESOLVED that the ZBA has weighed the effects of the requested variance against the health, safety, and welfare of the neighborhood and community, and hereby GRANTS the requested variance based on the following findings:

1. The requested benefit cannot be achieved by other feasible means because of the wetlands and buffer zones and topography of the parcel.
2. The request is substantial because the entire structure is proposed to be in the front yard.
3. The request will not have an undesirable change in the neighborhood because there are other properties in the area with similar accessory structures in the front yard and there is a lot of screening from the roadway to hide the structure.
4. The request will not have an adverse effect on the physical and/or environmental conditions of the neighborhood or district because it will architecturally match the existing house and its proposed location will not impact the existing wetlands or buffer on the property.
5. The difficulty is self-created because it is the applicant's desire to construct the building in its proposed location.

AND BE IT FURTHER RESOLVED that this approval is conditioned upon the following:

The aesthetics of the structure shall match the design of the existing principal structure.

Following discussion on this Resolution, the following roll call vote was taken and recorded:

Christian Mahood	Aye
David McInnis	Aye
Paul Marasco	Aye
Vince Dick	Aye
Jeffrey Johnston	Aye

Approved:   5   Ayes,    Nays

**PUBLIC COMMENT**

No public comment.

**GENERAL DISCUSSION**

No pending applications.

**UPCOMING MEETING'S**

***March 26<sup>th</sup>, 2026 – Cancelled***

*Mr. Marasco made a motion to adjourn the meeting at 7:23 pm, seconded by Mr. Dick.*

*Mr. Mahood – aye; Mr. Johnston – aye; Mr. Marasco – aye; Mr. Dick; Mr. McInnis*