

A regular meeting of the Zoning Board of Appeals was held on Thursday, April 23<sup>rd</sup>, 2026 at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY 14472 at 7:00 pm.

PRESENT: Chris Mahood - Chair  
Jeff Johnston  
Vince Dick

ATTORNEY: David Hou

ABSENT: Paul Marasco  
David McInnis

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 MARCH 12<sup>TH</sup>, 2026 MEETING MINUTES**

The meeting was called to order. The first item on the agenda was the review and approval of the minutes from March 12<sup>th</sup>, 2026. The board members confirmed they had reviewed the minutes.

Mr. Dick asked for a minor revision to be made in the March 12<sup>th</sup> minutes. Whereas the utilities are located on the North side of the property, not the South side.

*Motion to approve the minutes with the above referenced revision from the March 12<sup>th</sup>, 2026 Zoning Board of Appeals meeting was made by Mr. Marasco and second by Mr. Johnston.*

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

### **KARAU AREA VARIANCE**

Warren Kurau, 443 Lanning Road, Honeoye Falls, NY, seeking approval to install ground mounted solar panels in front of the primary residence on property located at 443 Lanning Road, consisting of 2.06. 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. 230.04-1-40.

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

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

Mr. Mahood invited the applicants to present their application and noted that the application had been properly posted in the Sentinel. Cait Purcell, the solar company representative and project manager, presented the application alongside the property owner Warren Kurau, who has lived at the property for 17 years.

Ms. Purcell explained that the proposal involves a small residential ground-mounted solar array rather than a roof-mounted system. The decision for ground mounting was made to preserve the beautiful trees on the property and avoid an east-west roof orientation that would require tree removal. The array would be positioned toward the south-facing property line, and she noted that a neighbor across the street already has a ground mounted solar array installation.

Mr. Dick raised significant concerns about dimensional discrepancies in the application materials. After visiting the property and reviewing the submitted plans, Mr. Dick noted that the stated parcel dimensions would calculate to 3.6 acres rather than the actual 2.06-acre parcel size. Additionally, the 276-foot setback shown on the plans would place the panels much further back on the property than appeared accurate when measured using Google Earth. Mr. Dick referenced the actual tax map, making the submitted dimensions approximately 75 percent larger than actual measurements.

Mr. Mahood expressed that the dimensional error was particularly concerning given the presence of Environmental Protection Overlay (EPOD) areas and stream buffers on the property, specifically a 100-foot buffer zone from the stream located at the corner of the property. The solar array cannot be located within this flood zone buffer area.

Ms. Purcell acknowledged that they would need to relocate the array outside the blue zone (flood plain) and could adjust the positioning accordingly.

Mr. Mahood noted that the Environmental Conservation Board will need to perform a site visit once the revised site plan is submitted to confirm the proper location and ensure compliance with environmental regulations.

There was discussion about land disturbance. Ms. Purcell clarified that the only ground disturbance would be a 2-foot by 2-foot trench for electrical connections, and that the installation area is currently mowed lawn rather than wooded area.

Mr. Dick sought clarification on one of the application responses regarding "degree of variance sought," which stated "more significant variance due to deviation for zoning." Mr. Hou explained to the applicant that because the town code represents an absolute prohibition

on accessory structures in front yards, any placement in front of the primary residence constitutes a 100 percent variance rather than a partial deviation.

Mr. Mahood asked if there was any public comment.

There was no public comment.

The board agreed additional material was needed before a determination could be made.

Ms. Purcell agreed to provide revised site plans with the correct dimensions and updated aerial imagery.

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

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

### **PUBLIC COMMENT**

No public comment.

### **GENERAL DISCUSSION**

No pending applications.

### **UPCOMING MEETING'S**

***May 14<sup>th</sup>, 2026 – Karau Area Variance***

*Mr. Dick made a motion to adjourn the meeting at 7:16 pm, seconded by Mr. Johnston.*

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