

A Regular Meeting of the Planning Board was held on Wednesday, April 22, 2015 at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, New York 14472 at 7:00 p.m.

PRESENT: Brent Rosiek- Chair
Earl DeRue
Donald Irvine
Christopher McCourt

ABSENT: David Engel
Jeffrey Clark

TOWN ENGINEER: Tom Fromberger

OTHERS: 3 Others

Mr. Rosiek began the meeting at 7:08 p.m.

BROWN SUBDIVISION

Dennis Willey appeared before the Board for Gordon Brown, 276 Taylor Road, Honeoye Falls, for preliminary review of a proposed 2-lot subdivision, at said address, located on the north and south sides of Taylor Road, 1410 feet east of West Bloomfield Road, consisting of 26.62 acres. Zoned RA-1. Tax account no. 216.03-1-11.

Mr. Willey stated the owner has sold the house and barn on the south side of the road and is before the Board to divide the property at the centerline of Taylor Road. Mr. Willey stated there are no plans to develop the property on the north side of Taylor Road. Mr. Willey stated there are EPOD areas on the property and those are shown on the map.

Mr. Irvine asked about question #8 on the SEQR form. Mr. Willey stated that was a typo, and the response should be no.

There were no other comments from the Board.

Mr. Rosiek reviewed the application and stated it was complete. Mr. Rosiek stated a public hearing would be scheduled for the next meeting on May 13, 2015.

ZAMIARA 3-LOT RESUBDIVISION WITH 3 SITE PLANS PUBLIC HEARING

Frank and Barbara Zamiara, 9 Midponds Lane, Pittsford, have an application before the Board for review of a 3-lot subdivision, divide existing 2 lots into 3 lots, with site plans on the 3 lots, located on Route 64, approximately 675 feet south of Taylor Road. Lot RR-3 will be 1.455 acres, Lot RR-4 will be 1.51 acres and Lot RR-5 will be 2.03 acres. Zoned RA-1. Tax account nos. 216.04-1-23.411 and 216.04-1-83.

No one appeared before the Board regarding this application.

Mr. Rosiek reviewed the process the Board has gone through as well as reviewed the comments from previous meetings.

Mr. Fromberger stated he has had a discussion with Mr. Prosser, the engineer for the Zamiara's, regarding drainage in the parcel in the back. Mr. Fromberger stated he was recommending moving two of the houses so they were more centered.

Mr. Rosiek reviewed the sketches submitted by Mr. Prosser in the document requested by the Board.

Mr. Rosiek opened the Public Hearing.

John Wagner, 136 Mendon Ionia Road, asked if the board could require buffer zones. Mr. Wagner stated he had planted trees as a buffer against the anticipated light and noise nuisance of the new homes. Mr. Wagner asked if the EPA and DEC should check the property for spills due to the chemicals used on the golf course. Mr. Wagner asked if there were any endangered species on the property and if there were any artifacts the historical society might want to look for.

Mr. Wagner reviewed his offers to buy the property since 2011.

There were no other comments from the public.

MOTION

Mr. Irvine moved, seconded by Mr. DeRue, to close the public hearing.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. McCourt – aye; and Mr. Irvine – aye.

Mr. Rosiek stated there were three options with this application:

- Approve as submitted;
- Approve with conditions; and
- Disapprove

Mr. Rosiek stated that conditions included:

- The Plans be made legible, for example cannot read the names on Sheet #1;
- On Lots RR-3 and RR-4, need to have 100 foot building width at building line (Although he said 100 feet at this meeting, Mr. Rosiek corrected this to read 150 feet building width at building line at 5/13/15 meeting);
- 80 foot setback for RR-5;
- 10 foot setback for private drive;
- Approval of Monroe County Water, Monroe County Health Department and NYS DOT;
- Concerns of Town Engineer are satisfied;

- Language for easement for 40 feet should read for access, egress, utilities and maintenance purposes;
- Language for easement for 10 feet should read for access, egress, utilities and maintenance purposes;
- Foliage on south lot line of RR-4 is to remain as is;
- Prepare and submit a landscape plan for the north property line

A discussion followed regarding buffer zones. Mr. Rosiek stated the Board did not see a need for buffers.

A discussion followed regarding water access.

Mr. Rosiek stated the Historic Preservation Commission had looked at the plans. Mr. Rosiek stated Lot5 RR-3 might be within the 500 foot buffer, but the HPC stated they needed to see where the house is.

Mr. Rosiek stated the third option for the Board is disapproval. Mr. Rosiek stated the applicant's engineer has stated that the plans meet Town Code. Mr. Rosiek stated he felt the lot lines were conjured to meet zoning code in order to create a third lot to sell.

Mr. Rosiek read sections of Chapter 174. A discussion followed. Mr. McCourt stated he thought the plans looked hodge podge. A discussion followed regarding the option of having a dedicated road.

Mr. Rosiek asked for comments from the Board. Mr. DeRue stated he felt the applicant was circumventing the code, and the plans do not fit the neighborhood. Mr. Irvine stated this was the applicant's property to do what he wants, and no one can see the property lines when out in the field. Mr. McCourt stated he did not think the plans were aesthetically pleasing.

A discussion followed regarding the 150 foot building line and flag lots.

Mr. DeRue stated he thought the Planning Board attorney should review Mr. Rosiek's notes from Chapter 174. Mr. Rosiek stated he would like to make a decision with the Planning Board Attorney and a full board present.

MOTION

Mr. Irvine moved, seconded by Mr. Rosiek, to table the decision for the Zamiara subdivision and site plan until the May 13, 2015 meeting.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. McCourt – aye; and Mr. Irvine – aye.

MINUTES

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, to approve the minutes of the May 8, 2015 meeting,

as amended.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. McCourt – aye; and Mr. Irvine – aye.

PUBLIC COMMENT

John Wagner, 136 Mendon Ionia Road, asked a question regarding access width and easement for the Zamiara application. Mr. Wagner talked about the “texture” of the neighborhood.

GENERAL DISCUSSION

A discussion followed regarding upcoming meeting dates.

MOTION

Mr. Rosiek moved, seconded by Mr. Irvine, to cancel the regular meeting scheduled for July 8, 2015.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. McCourt – aye; and Mr. Irvine – aye.

Mr. Rosiek stated he attended a seminar given by Monroe County regarding Preservation of agricultural lands. Mr. Rosiek stated there was planning money to inventory agricultural land and to evaluate prime land. A discussion followed

Mr. Rosiek stated he talked to the Town Board about changing local laws. Mr. Rosiek stated the Supervisor was working with the Town Attorney on that request.

MOTION

Mr. DeRue moved, seconded by Mr. McCourt, to adjourn the meeting at 8:35 pm.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. McCourt – aye; and Mr. Irvine – aye.