

A Regular Meeting of the Planning Board was held on Wednesday, April 8, 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
David Engel

ATTORNEY: Jeffrey Clark

TOWN ENGINEER: Tom Fromberger

OTHERS: 5 Others

Mr. Rosiek began the meeting at 7:01 p.m.

994 W. BLOOMFIELD SITE PLAN - HISTORIC PRESERVATION

Mr. Rosiek stated that this is in the Toles Gates subdivision and since it is within 500 feet of the Barben farm, the proposed plans need to go before the Historic Preservation Commission. Mr. Rosiek stated the applicant could appear before tonight's HPC meeting which is in the next room and begins at 7:30. Mr. Rosiek stated the Planning Board typically recommends that the applicant consider all recommendations of the HPC.

SHONE CONSERVATION EASEMENT RELIEF REQUEST

Tom and Michele Shone, 7 Morgan Chase, Honeoye Falls, came before the Board asking for relief to allow an existing shed within a conservation easement at said address. Ms. Shone gave a brief history of the shed's placement. Ms. Shone stated the Zoning Board of Appeals granted them a variance for the setback. The Board reviewed the instrument survey. Ms. Shone stated she has been told by the CEO that even though the lines on the map are straight, the actual conservation easement lines in the field are such that the shed is probably not within the conservation easement area. Mr. DeRue asked if the shed was in place prior to the Certificate of Occupancy. Ms. Shone stated the C of O was granted June 16, 2004 and the survey was dated June 11, 2004 and shows the shed.

A discussion followed regarding steep slopes.

Mr. McCourt asked if there has been an issue with a neighbor. Ms. Shone stated yes. Mr. Irvine stated that, according to the Determination from the ZBA, the shed was in place when the neighbor moved in. Ms. Shone stated that is correct.

MOTION

Mr. Rosiek moved, seconded by Mr. Irvine, to grant relief within a conservation easement for a gravel pad and storage shed located at 7 Morgan Chase, Honeoye Falls, based on a map dated 6/15/04 by Ed Summerhays.

APPROVED

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

DISCUSSION OF ZAMIARA 3-LOT RESUBDIVISION WITH 3 SITE PLANS

Rod Prosser, Lakeside Engineering, for Frank and Barbara Zamiara, 9 Midponds Lane, Pittsford, appeared before the Board for review of documentation requested by the Planning Board for their application located on Route 64. Zoned RA-1. Tax account nos. 218.04-1-23.411 and 218.04-1-83.

Mr. Rosiek stated he had reviewed the document submitted by Mr. Prosser. Mr. Rosiek stated this application did not qualify for a PUD because it does not have 50 acres. Mr. Rosiek stated there has not been a public hearing on this application yet.

A discussion followed regarding cluster developments and other options included in the document.

Mr. Rosiek stated quite a few of the alternate plans in the document would require variances.

A discussion followed regarding dedicated roads and the design criteria.

Mr. Rosiek stated the application is complete and the next step would be a public hearing. Mr. Rosiek stated there would be a public hearing scheduled for the next meeting.

MINUTES

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, to approve the minutes of the February 25, 2015 meeting, as submitted.

APPROVED

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

PUBLIC COMMENT

John Wagner, 136 Mendon Ionia Road, asked a question regarding the number of lots in the Zamiara application.

GENERAL DISCUSSION

Mr. Rosiek asked the Board to review the documents submitted by Mr. Prosser. A discussion followed regarding the Zamiara application alternatives.

Mr. Rosiek stated he attended a seminar given by Monroe County regarding Preservation of agricultural lands.

A discussion followed regarding Definitions. Mr. Rosiek stated it has been suggested that the definition of flag lots be eliminated and the minimum lot width changed. A discussion followed.

A discussion followed regarding updating the Comprehensive Plan and the Design Criteria.

MOTION

Mr. Rosiek moved, seconded by Mr. Irvine, to adjourn the meeting at 8:15 pm.

APPROVED

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