

A Regular Meeting of the Planning Board was held on Wednesday, February 11, 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: Absent

OTHERS: 6 and Mike Roberts, Town Board Member

Minutes were taken by Mary Fletcher.

Mr. Rosiek began the meeting at 7:02 p.m.

ZAGARI SUBDIVISION AND SITE PLAN PUBLIC HEARING

Mark Parker and Maria Zagari came before the Board for Salvatore Zagari, 3540 Rush Mendon Road, Honeoye Falls, NY, for review of a proposed 2-lot subdivision with one site plan at said address, consisting of 15.3965 acres, tax account no. 215.02-1-66.1. Zoned RA-5.

A discussion followed regarding lot width. Mr. Rosiek stated this was an issue the Town needed to address. The board reviewed the map. Mr. Rosiek stated there needed to be a 10 foot setback from where the shared drive becomes a private drive for Lot 2B. Mr. Rosiek stated that the Zagaris could move the property line to the west to comply. Mr. Rosiek stated that since doing that would bring them under the required 5 acre minimum lot size, they could adjust the lot line where the fenced garden is currently located to include the garden in Lot 2A to accommodate the loss of acreage as a result of moving the line along the drive. Mr. DeRue stated there needs to be an ingress/egress easement for the driveway. A discussion followed.

Mr. Mario Polidori, the proposed builder of the home, asked if it would be possible for the Zagaris to get conditional approval at this meeting.

Mr. Rosiek opened the Public Hearing. There were no comments.

MOTION

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

APPROVED

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

A discussion followed regarding the SEQR.

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, to grant a negative declaration for the Zagari subdivision and site plan application based on a map dated 12/5/14.

APPROVED

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

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, to grant final subdivision and site plan approval for the Zagari subdivision and site plan application based on a map dated 12/5/14 subject to the following conditions:

- Adjust lot lines to meet setback for drive as discussed and at fence line to maintain 300 feet at building line and 5 acre zoning requirement
- File an ingress/egress easement and
- Obtain approvals from DOH, DOT and MCWA

APPROVED

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

Mr. Irvine stated he voted no because he felt that the applicant did not follow the Town's intent for the 100 foot of frontage issue.

SCOUT CREEK SITE PLANS (Lots 1 and 4)

Scott DeHollander, DeHollander Design, Inc., 796 Penfield Road, Rochester, NY appeared before the Board for preliminary review of two site plans, Lot #1 (7.17 acres) and Lot #4 (2.26 acres) of the Scout Creek Subdivision, located on Parrish Road, at the northwest corner of Route 64 and Parrish Road. Zoned RA-1. Tax account no. 230-2-1-5 (parent parcel).

Mr. DeHollander reviewed the details of the lots with the Board.

Mr. Rosiek stated that for Lot 1:

- the pull off needed to be 10 feet from the property line and
- the pull over and turn around area should be enlarged.

Mr. DeHollander stated that on the original subdivision plan there had been a pond between lots 1 and 4, but they are not creating that at this time.

Mr. Rosiek stated there should be an easement on Lot 4 for maintenance of the swale.

A discussion followed regarding the maximum height and slope for top soil. Mr. DeRue stated there needed to be a perimeter silt fence.

MOTION

Mr. Engel moved, seconded by Mr. McCourt, to grant a negative declaration for the Scout Creek Site Plans, Lots 1 and 4. Mr. Rosiek stated this was an unlisted action.

APPROVED

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

MOTION

Mr. Irvine moved, seconded by Mr. Rosiek, to grant final site plan approval for Lots 1 and 4 of

the Scout Creek Subdivision subject to the following conditions:

- Filed drainage easement on Lot 4 for Lot 2 for maintenance of the swale,
- Driveway revisions for Lot 1 – pull off needs to be 10 feet from the property line and the pull over and turn around area should be enlarged,
- Add top soil notes, and
- Approval from the DOH, MCWA and MCDOT.

APPROVED

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

MENDON GREEN SITE PLAN APPROVAL EXTENSION REQUEST

Chuck Ryan, 60 Office Park Way, Pittsford, NY appeared before the Board requesting one 90-day extension (until May 9, 2015), for the final site plan approval of Phase I of the Mendon Green Subdivision.

Mr. Rosiek asked Mr. Ryan to provide a history of the project for new members of the Board.

Mr. Ryan stated that there were three parties interested in the property:

- A private individual
- An over 55 community from a national company and
- A well-known Rochester developer who would probably develop as is.

Mr. Ryan stated he will know the outcome within three months and that is why he is requesting the extension.

A discussion followed regarding the history of the property. Mr. Clark distributed some notes regarding the project and the criteria for extensions. A discussion followed regarding agency approvals. Mr. Rosiek asked if anything in the area has changed. Mr. Ryan responded no.

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, to grant Mendon Green one 90 day extension until May 9, 2015, nunc pro tunc. Mr. Rosiek stated this would be subject to obtaining permits from MCWA, Pure Waters of Pittsford and DOT.

APPROVED

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

Mr. Rosiek asked if there were any comments from the public. There were none.

A discussion followed regarding procedures and the section of the Zoning Code addressing 100 feet of ownership at right-of-way. Mr. Rosiek stated the Board would like to make changes to Chapter 200. Mr. Rosiek stated the Board members would compose suggested changes to the language for that section of the Code and discuss.

A discussion followed regarding food carts and the code.

Mr. Rosiek stated that they had received notification that the Barbens' home on West Bloomfield Road had been placed on the National Register of Historic Homes.

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, to adjourn at 8:30 pm.

APPROVED

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