

A Regular Meeting of the Planning Board was held on Wednesday, February 25, 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: 3 and Mike Roberts, Town Board Member

Minutes were taken by Mary Fletcher.

Mr. Rosiek began the meeting at 7:00 p.m.

MILES SITE PLAN

Jason Inda for Joshua and Jenna Miles, 215 Titus Avenue, Rochester, NY, appeared before the Board for preliminary review for a site plan on Mile Square Road, 480 feet south of Eckler Road, 700' north of I-90, consisting of 8.371 acres and Zoned RA-5. Tax account no. 192.04-1-6.14.

Mr. Inda stated the engineer was out of town. Mr. Inda reviewed the changes he had made after receiving comments from the County. Mr. Inda reviewed comments from the agencies and provided the Board with his responses.

Mr. Rosiek stated that the Department of Health commented the plan would need town engineer approval. Mr. Rosiek stated the Town engineer did not review this plan.

Mr. Inda stated he had spoken to the code enforcement officer and reviewed his comments.

A discussion followed regarding the length of the driveway and the pull off area. A discussion followed regarding the size of the turnaround area. Mr. Inda stated he would verify with the CEO.

Mr. Rosiek reviewed comments from the ECB. Mr. Rosiek stated they had no environmental concerns.

Mr. Rosiek stated the application was complete.

There were no other comments from the Board.

Mr. Rosiek stated this is an unlisted action. The Board reviewed the SEQR.

MOTION

Mr. Rosiek moved, seconded by Mr. Irvine, to grant a negative declaration for the Miles Site Plan located on Mile Square Road.

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 preliminary and final site plan approval for the Miles Site Plan on Mile Square Road, subject to the following conditions:

- Add signature line to mylars
- Make revision so the driveway is 10 feet from the property line
- Make sure the depth of the gravel and the turnaround size conform to design standards and
- Approval from the DOH and MCDOT.

APPROVED

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

ANALYTIC VENTURE GROUP SITE PLAN

Robert Fitzgerald for Analytic Venture Group, LLC, P.O. Box 232, Honeoye Falls, appeared before the Board for preliminary review for a site plan located on Boughton Hill Road, 1405' east of Lanning Road, consisting of 57.2 acres, tax account no. 223.04-1-46. Zoned RA-1.

Mr. Ryan Stoner, the builder, also appeared before the Board.

Mr. Fitzgerald stated there are quite a few EPODS on the property, and they designed the plans to avoid them.

Mr. Fitzgerald stated there is a 20 acre watershed on the property and there will be a pond. Mr. Fitzgerald stated he has done a SWPPP report. A discussion followed regarding a water main extension to the home.

A discussion followed regarding the driveway and culverts.

Mr. Fitzgerald reviewed the comments from MRB.

Mr. Rosiek asked if they would consider a dry hydrant at the pond. A discussion followed.

A discussion followed regarding existing field tile. Mr. DeRue stated the field tile should be removed.

Mr. Rosiek reviewed the comments from the ECB.

Mr. Irvine asked about the grass paved system for the turnaround area. Mr. Irvine asked if the turnaround area would be obvious to the fire department. A discussion followed. Mr. Fitzgerald stated he would talk to the fire department.

Mr. Rosiek reviewed the SEQR and stated this is an Unlisted action.

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, to grant a negative declaration for the Analytic Venture Group, LLC site plan located on Boughton Hill Road.

APPROVED

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

MOTION

Mr. DeRue moved, seconded by Mr. Engel, to grant Preliminary and Final Site Plan Approval for a site plan on Boughton Hill Road for the Analytic Venture Group, LLC.

- Show dry hydrant by the pond;
- Discuss valve and stubs for hydrant with MCWA;
- For fire truck turn around – leave as gravel and don't cover with grass;
- Remove field tile;
- Provide cross section of 30" culvert pipe;
- Provide SWPPP report to Town;
- Address Town Engineer's concerns; and
- Satisfy comments from MCWA, Department of Health and Monroe County Department of Transportation.

APPROVED

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

MINUTES

MOTION

Mr. Rosiek moved, seconded by Mr. Engel, to approve the minutes of the December 10, 2014 meeting, as amended.

APPROVED

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

MOTION

Mr. Engel moved, seconded by Mr. Irvine, to approve the minutes of the January 14, 2015 meeting, as amended.

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 approve the minutes of the February 11, 2015 meeting, as amended.

APPROVED

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

PUBLIC COMMENT

There were no comments from the public.

GENERAL DISCUSSION

The Board discussed proposed changes to Chapter 200 regarding flag lots and 100 foot of ownership at the right-of-way. Mr. Clark stated he would pass the board's recommendations along to the Town Attorney.

Mr. Rosiek stated there is a free training session on Farmlands on March 25th.

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, to adjourn at 8:17 pm.

APPROVED

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