

A Regular Meeting of the Planning Board was held on Wednesday, January 14, 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
Christopher McCourt
David Engel
Donald Irvine

ATTORNEY: Jeffrey Clark

ABSENT: Tom Fromberger, Town Engineer

OTHERS:

Minutes were transcribed by Mary Fletcher.

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

ZAGARI SUBDIVISION AND SITE PLAN

Mark Barker appeared before the Board for Salvatore Zagari, 3540 Rush Mendon Road, Honeoye Falls, NY for preliminary 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.

Mark Barker, future son-in-law of Mr. Zagari and Mario Polidori, builder, appeared before the Board.

Mr. Barker stated the property had previously been three lots, was combined back into one and they want to subdivide into two lots now. Mr. Rosiek stated the location of the proposed home is very close to the location in the previous approval.

Mr. Rosiek stated the planning board chair signature line needed to be added to the map. Mr. Rosiek stated the letter from Monroe County states that this was within an agricultural district. A discussion followed regarding total acreage to be altered.

Mr. Rosiek asked if a submission had been made to the Department of Health. Mr. Barker stated the per test was done, but he was not sure if they had final approval yet.

Mr. Rosiek stated the property was subdivided into 3 lots in 1990, and then put back into a single lot, probably in the mid 90's. Mr. Rosiek stated the minimum lot width has changed to 100 feet since they had last appeared before the Board. A discussion followed regarding zoning requirements and flag lots.

Mr. Rosiek stated the applicants would need an area variance if they do not meet the minimum requirement of the Code. A discussion followed regarding lot width at the right-of-way. Mr. Barker stated he had relied on their engineer, MRB, to know the rules of Mendon. Mr. Barker asked if any other lots have been approved this way. Mr. Rosiek stated not since he has been involved. Mr. Rosiek stated this rule has been there for about 7 years.

Mr. Irvine stated the desire in Mendon is not to have these types of lots.

A discussion followed regarding minimum lot width and width at right-of-way. Mr. Clark explained the process to apply for a variance with the ZBA.

Mr. Rosiek stated the signature line needs to be on the resubdivision map as well as on the site plan map.

The applicants left the meeting.

DISCUSSION

The Board discussed the minimum lot width issue.

MINUTES

MOTION

Mr. Rosiek moved, seconded by Mr. Irvine, to approve the minutes of the November 12, 2014 meeting, as amended.

ADOPTED

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

Mr. Engel stated he was not present at that meeting.

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

A Discussion followed regarding meeting procedures.

MOTION

Mr. DeRue moved, seconded by Mr. Irvine, to adjourn the meeting.

ADOPTED

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