

A Regular Meeting of the Planning Board was held on Wednesday, May 13, 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

Absent: Tom Fromberger, Town Engineer

OTHERS: 6 Others

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

Minutes were transcribed by Mary Fletcher.

BROWN SUBDIVISION PUBLIC HEARING

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. Rosiek reviewed the comments from Monroe County and stated they were boiler plate.

There were no questions from the Board.

Mr. Rosiek reviewed the SEQR.

Mr. Rosiek opened the public hearing. There were no comments.

MOTION

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

APPROVED

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

Mr. Rosiek stated this was an unlisted action.

MOTION

Mr. Rosiek moved, seconded by Mr. McCourt, to grant a negative declaration for the Brown subdivision on Taylor Road.

APPROVED

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

MOTION

Mr. Rosiek moved, seconded by Mr. Irvine, to approve the Brown Subdivision located on Taylor Road based on a map revised 5/1/15.

APPROVED

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

PARKES SITE PLAN

Mark Fallone appeared before the Board for Steven Parkes, 965 Kensington Court, Victor, NY, for preliminary review of a site plan for a single family dwelling, on 4.230 acres, on Old Stable Way (The Ridings of Mendon). Lots 18 and 19, both of which had approved site plans, have been combined to create this new lot. Zoned RA-1. Tax Account No. 215.4-1-43.1.

Mr. Fallone stated he is the builder for Mr. Parkes. Mr. Fallone stated the Parkes are taking two lots and combining them and shifting one of the site plans.

Mr. Rosiek stated there is a conservation easement towards the back of the lot. Mr. Fallone stated there would not be any construction in that area. A discussion followed regarding EPODs.

Mr. Rosiek asked that Mr. Fallone verify with Tom Voorhees the location of the EPOD.

Mr. Rosiek stated this already had SEQR approval from the previous site plan approval.

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, to grant approval for the Parkes Site Plan located in the Holly Hill Subdivision with the following conditions:

- Verify with Tom Voorhees regarding any EPODs,
- Approval from Monroe County Department of Health and Town Highway Superintendent

APPROVED

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

ZAMIARA 3-LOT RESUBDIVISION WITH 3 SITE PLANS

Frank Zamiara, 9 Midponds Lane, Pittsford, and his son Bill Zamiara, appeared 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.

Mr. Rosiek stated there was a public hearing for this application at the last meeting. Mr. Rosiek stated Mr. Prosser, the engineer, had responded to the comments from the last meeting. Mr.

Rosiek asked the Board if they had any comments on the engineer's response. There were no comments from the Board.

Mr. Rosiek reviewed the three options regarding this application: approval, option of approval with conditions and then option of disapproval. Mr. Rosiek reviewed the option of approval with conditions and the issues that might lead to disapproval.

Mr. Rosiek stated they had asked the Planning Board attorney to review the items. Mr. Frank Zamiara stated the engineer was on vacation and asked the Board to tell him what they have to do.

Mr. Clark stated there were sections in Chapter 174 that identify the criteria that the Planning Board is permitted to consider in the application. Mr. Clark stated that the Planning Board has 62 days after the close of the Public Hearing to make a decision.

A discussion followed.

Mr. Rosiek asked the Board if they needed more time. Mr. McCourt stated he needed more time. Mr. Irvine, Mr. DeRue and Mr. Engel stated they did not need more time.

Mr. Rosiek asked if Mr. Prosser could be at the next meeting.

Mr. Rosiek stated this application would be tabled until the next meeting, which is May 27.

Mr. Irvine asked if Mr. Zamiara had a builder ready to start building. Mr. Zamiara stated yes.

Mr. Zamiara asked how long this had been going on. Mr. Zamiara stated there is a lot of money involved. Mr. Rosiek stated the Board had expected Mr. Prosser at the public hearing.

Mr. Clark stated this is a complicated plan and the Board must consider the issues for development with regard to the zoning code and the comprehensive plan.

MOTION

Mr. Rosiek moved, seconded by Mr. Irvine, to table this application until the May 27, 2015 meeting.

APPROVED

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

PUBLIC COMMENT

There were no comments.

MINUTES

Mr. Rosiek moved, seconded by Mr. DeRue, to approve the minutes of the April 22, 2015, as amended.

APPROVED

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

Mr. Engel abstained because he was not at the April 22, 2015 meeting.

GENERAL DISCUSSION

A discussion followed regarding the Zamiara application.

A discussion followed regarding the Lear Special Use Permit Application. Mr. Rosiek stated the Lear application would be on the agenda for May 27, but not for the public hearing.

Mr. Rosiek stated the Town Board has set the public hearing date for the local law revising the minimum lot width and flag lots. Mr. Rosiek stated the public hearing would be at the next Town Board meeting. A discussion followed. Mr. Rosiek stated that if the Board has concerns, they should go to the Town Board's public hearing.

MOTION

Mr. Irvine moved, seconded by Mr. DeRue, to adjourn the meeting at 8:00 pm.

APPROVED

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