A Regular Meeting of the Zoning Board of Appeals was held on Thursday, February 27, 2020, at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY, 14472 at 7:00 p.m.

PRESENT: Daniel Bassette

 Stephen Maxon

 Dustin Cichon

 Stephen Tudhope

ABSENT: David Cook

ATTORNEY: David Hou

OTHERS: Town Councilman John Hagreen

Minutes were taken by Michelle Booth.

Mr. Bassette opened the meeting at 7:00 p.m.

**CAROSA AREA VARIANCE PUBLIC HEARING**

Christopher Carosa, 2 Lantern Lane, Honeoye Falls, consisting of 0.84 acres, to construct a 28’ by 48’detached garage at said property, which exceeds the allowed lot coverage by approximately 612 square feet and therefore requires an area variance. Zoned RA-1. Tax account no. 215.02-1-50.

Mr. Bassette stated for the record that he knows Mr. Carosa and has done some work for him. He believes he can be impartial.

Mr. Carosa explained his plan and provided pictures for the file. He stated that he will be using both the first and second floor of the structure for storage only.

Mr. Carosa stated that he has a small storage shed on the property that he will remove after this project is final.

Mr. Cichon asked if this building will have full utilities. Mr. Carosa stated he will have electric for humidity control; no water will be installed.

Mr. Bassette asked if the small shed could be removed before building this. Mr. Carosa stated that he has no other storage and would prefer to remove it after.

There was discussion about the leach field and septic location, storm water and drainage, and tree removal.

There was discussion about the non-conforming lot. Mr. Hou stated that a second variance would be needed for building if this is on a non-conforming lot.

**MOTION**

Mr. Cichon moved, second by Mr. Maxon, to leave the Public Hearing opened until the next meeting.

**APPROVED**

Mr. Bassette – aye; Mr. Maxon– aye; Mr. Cichon – aye, and Mr. Tudhope - aye.

**MOTION**

Mr. Maxon moved, second by Mr. Cichon, to approve the minutes from February 13, 2020 as amended.

**APPROVED**

Mr. Bassette – aye; Mr. Maxon– aye; Mr. Cichon – aye, and Mr. Tudhope - aye.

There was a brief discussion about trainings.

**MOTION**

Mr. Maxon moved, second by Mr. Cichon, to adjourn the meeting.

**APPROVED**

Mr. Bassette – aye; Mr. Maxon– aye; Mr. Cichon – aye, and Mr. Tudhope - aye.