Unapproved September 15, 2021

A Regular Meeting of the Planning Board was held on Wednesday, September 15, 2021 at the Mendon Community Center, 167 North Main Street, Honeoye Falls, NY, 14472 at 7:00 p.m.

PRESENT: Brent Rosiek – Chair

 Earl DeRue Tom Voorhees

 Christopher McCourt

 Lauren Smith

ATTORNEY: Donald Young

OTHERS: Town Councilman, Tom Dubois; Margaret Fiore

Minutes were taken by Katrina Allen

Mr. Rosiek began the meeting at 7:10 pm.

**MINUTES**

**MOTION**

Mr. Rosiek moved, seconded by Mr. Voorhees to approve the minutes, as amended, of the September 1, 2021 meeting, as submitted.

## ADOPTED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye; Mr. McCourt - aye and Ms. Smith – aye.

**SHALLENBERGER SITE PLAN APPROVAL**

Adam Shallenberger, 281 Boughton Hill Road, Honeoye Falls, NY, for site plan approval at 281 Boughton Hill Road, consisting of 6.47 acres. Tax account no. 222.04-1-9.11. Zoned RA-5.

Mr. Rosiek called the applicants forward and confirmed they were asking to build an accessory structure and need a site plan approval as the structure will be in the front of the home. The applicant said yes.

Mr. Rosiek complimented the applicant on their thorough and organized application. Mr. Rosiek asked if they were using the shed for storage. The applicant said yes.

Mr. Rosiek asked if the applicants were planning on running water and electric to the shed. The applicant stated only electric and the siding would be metal.

Mr. Rosiek inquired on the hedgerow concealing the proposed shed. The applicant stated the lot is 300’ from the road and the hedgerow is substantial. It runs West and South and is approximately 1000’ back from the property line.

Mr. Voorhees asked if the wall height is 16’. The applicant stated it is.

Mr. Voorhees inquired about the ridge. The applicant stated it is about 24’ and the hedgerow is 80’ trees.

Mr. Rosiek stated there will be no negative impact on the neighborhood.

Mr. Rosiek asked the Board if they had additional questions. They did not.

**MOTION**

Mr. McCourt moved, seconded by Mr. DeRue, for approval of the Site Plan at 281 Boughton Hill Road, Honeoye Falls, NY

## ADOPTED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye; Mr. McCourt - aye and Ms. Smith – aye.

The Board discussed the following site plan that has been rescheduled.

**RAGUSA SITE PLAN APPROVAL – RESCHEDULED**

Angelo Ragusa, 638 Mendon Ionia Road, Honeoye Falls, NY, for development of shed in front of the home that requires site plan approval at property located at 638 Mendon Ionia Road, consisting of 3.01acres. Tax account no. 230.02-1-5.12. Zoned RA-1.

**PAHAMNI RIDGE, LLC SITE PLAN APPROVAL**

Pahamni Ridge, LLC are current owners of the land to be purchased by Michael and Judith Eaton. Scott A. Harter on behalf of property owners, James and Roberta Fingeroth (Pahamni Ridge, LLC) 7171 Victor-Pittsford Road, Victor, NY 14564 for site plan approval on Pond Road, consisting of 11.03 acres. Tax account no. 205.03-1-13.3. Zoned RA-5.

Scott Harter, representing proposed buyers, Michael and Judith Eaton, advised the Board of the dimensions of the lot and building will avoid EPODS. Currently, there are no utilities, only electric. There is a proposed well and septic. Septic has been tested, witnessed, and sent for approval. It is a proposed single-family residence and is on approximately 11 acres. He has researched EPODS.

Mr. Rosiek advised the property is in EPOD 5, which is the Historic District. The historic home is on the National and State Registry. The Board refers to The Historic Preservation Commission (HPC). Mr. Harter said he will do what the Board recommends.

 Mr. Rosiek explained the Board refers to the HPC and Environmental Conservation Board (ECB). Mr. Harter asked if he needs another meeting after the HPC meets. He was advised he will need another meeting.

Mr. Harter explained he is trying to stay with the topography and site will have a walk-out basement. He believes he is proposing what the Town would like to see.

Mr. Rosiek discussed LaBella Engineering report and they make note of the EPODS. He told the applicant to coordinate with LaBella regarding the site plan.

The Board reviewed and discussed the report from LaBella.

Mr. Rosiek asked Mr. Harter if he had a copy of the report from Monroe County. He stated he had it.

The Board reviewed and discussed the report from Monroe County, including the road is a county road, not a state road, as applicants have listed on their site plan. Mr. Harter stated he is familiar with the Department of Transportation (DOT) requirements, and will amend.

Mr. Rosiek advised the applicant the Code Enforcement Officer (CEO), Corey Gates, has stated there needs to be standard erosion criteria; the driveway is labeled as Town of Mendon and does not match the design criteria. Mr. Harter said he had used an outdated design criteria and will correct.

Mr. Rosiek confirmed with Mr. Harter the parcel and adjoining parcels and if he submitted elevations of the proposed home. Mr. Harter stated yes, he has the building elevations.

Mr. Rosiek and Mr. Voorhees confirmed the ECB will need to review elevations. Mr. Harter said he will supply the elevations for them.

Mr. Rosiek advised Mr. Harter what is required of HPC, and he needs to have ECB certify site plan is not in EPODs and certification must be documented for their file. He told Mr. Harter the Board is referring to the ECB. Mr. Harter understood.

Mr. Rosiek asked the Board if they had additional questions.

Mr. Voorhees advised on sheet two, it is listed as a highway, the drainage and the location is not a town road; it is a county road. Mr. Harter apologized as he thought it was a town road and he will amend the plans.

Mr. Rosiek reviewed the DOT requirements, LaBella’s report, and stated the driveway needs to conform to requirements.

Mr. Voorhees and Mr. Harter discussed the driveway. Mr. Harter understands.

Mr. Young asked the applicant if he plans to cut down trees. The applicant said no.

Mr. Rosiek advised there was no impact from the State Historic Preservation Office (SHPO).

Mr. DeRue advised the EOC will need the location of the silt fence. Mr. Harter understood.

Mr. Voorhees told Mr. Harter he needs the correct standards on the map. Mr. Harter understood.

Mr. Harter asked if there would be preliminary approval tonight. Mr. Rosiek stated there is no preliminary approval without HPC approval first.

Mr. Rosiek said all the remaining lots within the Town are located with EPODs and approvals will take more than one meeting. Mr. Harter stated he understood.

Mr. Rosiek advised Mr. Harter for his next Planning Board appearance, he will need to have all the requirements from Monroe County met and approval from the ECB and HPC. Mr. Harter understood.

**PUBLIC COMMENT**

Margaret Fiore, 383 Pond Road, Honeoye Falls. She wanted to discuss EPODs on her property and said she has swampy areas. She wants to be able to farm and wants to know if the Pahamni Ridge site plan would have dirt removed and if it will impact her farming. She asked what criteria is for EPODs and where her EPODs were located. She wanted to know where to get information on EPODs. The Board advised her that Public Comment is not a question-and-answer time with the Board. She should look at the code and EPODs online, or she may visit the Town to review the EPOD map of her property. Mrs. Fiore asked if her property is swampy, would this be a Town issue or her own.

**GENERAL DISCUSSION**

The Board discussed their meeting with CEO, Mr. Gates, and Town Supervisor, John Moffitt, regarding multiple site plans needing additional meetings, and builders changing site plans after approval. They discussed preliminary and final approval requirements and the need for both on site plans. The Board agreed it is a great idea.

**MOTION**

Mr. McCourt moved, seconded by Mr. Voorhees, to adjourn the meeting at 8:09 PM.

## ADOPTED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye; Mr. McCourt - aye and Ms. Smith – aye.