

Unapproved

July 20, 2022

A Regular Meeting of the Planning Board was held on Wednesday, July 20, 2022 at the Mendon Community Center, 167 North Main Street, Honeoye Falls, NY, 14472 at 7:00 PM

PRESENT: Lauren Smith - Chair  
Earl DeRue  
Nicole Sayers  
Teresa Winship  
Charlie Krukowski

ATTORNEY: Donald Young

OTHERS: *Town Councilperson*, Brent Rosiek; Don Lewis, *Marathon Engineering*; Christopher Holliday, and Elmer Quincy (ZOOM).

Minutes were taken by Michelle Booth.

Ms. Smith began the meeting at 7:00 PM.

### **MINUTES**

#### **MOTION**

Mrs. Sayers moved, seconded by Mr. Krukowski to approve the minutes of the July 6, 2022 meeting as submitted.

#### **ADOPTED**

Ms. Smith – aye; Mr. DeRue – aye; Mr. Krukowski – aye; Mrs. Sayers – aye; and Mrs. Winship – abstain.

### **DONALDSON SUBDIVISION & SITE PLAN PUBLIC HEARING**

Scott Donaldson, 900 East Main Street, Rochester, NY 14605 to create a two-lot subdivision to construct two, two-story houses on property located on Lanning Road. Zoned RA-5. Tax account no. 223.01-1-33.

Donald Lewis, *Marathon Engineering*, representing Mr. Donaldson. The applicant proposes to split the 26.7-acre property as two single-family residential lots. Each proposed lot will continue to conform with the minimum lot size of 1 lot per 5 acres and lot width at the ROW of 300 feet. Each lot will have its own driveway and private septic and domestic water well systems as there are no municipal mains along Lanning Road.

Mr. Lewis stated that Mr. Donaldson would be building a home on one property and his son will build on the other lot.

There was discussion about EPODs and the flood plain. Mr. Lewis will add notes to the maps to reflect these properly.

Mrs. Smith received a letter from the neighbors at 82 Lanning Rd, she reviewed this with Mr. Lewis.

Ms. Smith opened the public hearing at 7:05pm.

There were no public comments.

### **MOTION**

Mr. Krukowski moved, seconded by Mr. DeRue to close the Public Hearing at 7:07 pm.

### **ADOPTED**

Ms. Smith – aye; Mr. DeRue – aye; Mr. Krukowski – aye; Mrs. Sayers – aye; and Mrs. Winship – aye.

The Board reviewed all comments from Jason Ebbs, *Labella Engineering*, Corey Gates, *Code Enforcement Officer*, and Monroe County Planning and Development with Mr. Lewis. It was determined that the applicant/engineer would need to provide the following information before the next meeting:

1. EPOD #9 note should be added to the drawings.
2. EPOD permit will be needed.
3. Clarification on whether a flood plain permit will be needed
4. SWIPP
5. SEQR
6. Authorization from Mr. Donaldson for Donald Lewis to represent him
7. Written responses for all comments from Labella, Monroe County, and the code enforcement officer
8. Wetland delineation
9. Map all EPODs

Mr. DeRue asked if there would be dry hydrants at the pond. Mr. Lewis confirmed there will be two; one facing each way.

### **PUBLIC COMMENT**

Chris Holliday, 70 Lanning Rd, stated he has no objections to the plans; however, he is upset that he was not notified of this proposal in anyway and there was not even a sign posted on the property. He wanted to encourage the Town to run the water main down the road, he understands the applicants have no obligation to extend the water main, however cautions on the water quality. He would like to see this Board back him and try to get the Town to extend the main.

There was no more public Comment.

### **GENERAL DISCUSSION**

Ms. Smith stated that Mr. Hollidays' residence was on the list of people who received notification of this meeting and that all letters were mailed via the USPS. Mr. DeRue confirmed that there is a Public Hearing notice present on the property, he checked himself. Mr. Young explained it is not the Planning Boards decision for water to be extended and encouraged Mr. Holliday to speak with the Town Board.

The Board discussed their upcoming meetings.

### **MOTION**

Mrs. Sayers moved, seconded by Mr. Krukowski to close the meeting at 7:50 pm

### **ADOPTED**

Ms. Smith – aye; Mr. DeRue – aye; Mrs. Winship – aye; Mr. Krukowski – aye; and Ms. Sayers –

aye.