

Unapproved

April 5, 2023

A Regular Meeting of the Planning Board was held on Wednesday, April 5, 2023 at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY, 14472 at 7:00 PM

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

ABSENT: Nicole Sayers

ATTORNEY: Donald Young

OTHERS: Town Councilperson, Brent Rosiek, via Zoom; Wendy Greer, via Zoom.

Minutes were taken by Katrina Allen

Ms. Smith began the meeting at 7:02 PM

MINUTES

MOTION

Ms. Sayers moved, seconded by Mr. Krukowski to approve the minutes of the March 15, 2023 meeting.

ADOPTED

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

MILHAM SUBDIVISION PUBLIC HEARING

Richard Milham, 5185 East Henrietta Road, Henrietta, NY, for a six-acre subdivision to sell on property located on 360 Cheese Factory Road, Honeoye Falls, NY, consisting of 105 acres. Tax account no. 222.04-1-1. Zoned RA-5

Bob Wyman, Landtech, represented the applicant and approached the Board.

Mr. Wyman said the application is straightforward. They are dividing a six-acre lot off 105 acres on Cheese Factory Road. He said it meets all zoning and is in the Residential Agricultural five-acres. Mr. Wyman said they are just creating one lot for a future building lot. He knows they need to come back for site plan approval.

Mr. Wyman said they have answered all the Town comments and Monroe County Planning and Development comments, too. They have given new maps with the required comments. The Code Enforcement Officer (CEO) stated, “Any structure housing animals must be 100-feet from the property line.” Mr. Wyman said there is an existing building that is 80-feet from the line, but they are tearing it down.

Ms. Smith opened the Public Hearing at 7:08 pm.

PUBLIC COMMENT

None

MOTION

Ms. Smith moved, seconded by Ms. Winship to close the Public Hearing at 7:10 pm.

ADOPTED

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

Mr. Simon stated there is a 100-foot buffer easement and was removed on the second map.

Ms. Smith reviewed the determination.

MOTION

Mr. DeRue moved, seconded by Ms. Winship to grant approval for the Milham Subdivision.

ADOPTED

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

Resolution Approving Subdivision for Property at 360 Cheese Factory Road, Tax Account No. 222.040-1-001

WHEREAS, an application was received from Richard Milham (the “Applicant”) relative to a parcel at 360 Cheese Factory Road (Tax Map No. 222-040-1-001), which parcel is approximately 105 acres in size (the “Property”), for preliminary and final subdivision of such Property such that a parcel of approximately 5.96 +/- acres in size will be subdivided out of the Property (collectively, the “Application”); and

WHEREAS, the Planning Board has reviewed the Application and considered the same pursuant to the Town of Mendon Code; and

WHEREAS, the application is an unlisted action pursuant to SEQR.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby approves the attached EAFs Parts 2 and 3, and a negative declaration based thereon is hereby issued; and

BE IT FURTHER, RESOLVED, that Preliminary and Final Subdivision approval relative to the Application, all in accord with the map last submitted for the Application (dated last revised March 28, 2023), is hereby granted.

The Board discussed declaring intent as the lead agency for the Batterson Subdivision.

Ms. Smith asked Mr. Young to review what is required of the applicant, Scott Batterson. Mr. Young stated Mr. Batterson needs to complete the Environmental Assessment Form Part I and State Environmental Quality Review (SEQR) needs to be completed or he cannot proceed with the Battle Site plan.

Mr. Young will draft a letter to Mr. Batterson advising he must proceed with SEQR in order to proceed with his subdivision.

Mr. Young stated the Department of Health does not facilitate SEQR, so it cannot be the lead agency.

MOTION

Ms. Winship moved, seconded by Mr. DeRue to declare intent to be the lead agency for the Batterson Subdivision SEQR.

ADOPTED

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

PUBLIC COMMENT

Town Councilperson, Brent Rosiek, stated the April 10, 2023 Town Board agenda is addressing new laws.

GENERAL DISCUSSION

The Board discussed upcoming meetings.

MOTION

Ms. Winship moved, seconded by Mr. Krukowski to close the meeting at 7:25 pm.

ADOPTED

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