

A Regular Meeting of the Planning Board was held on Wednesday, August 2, 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
Nicole Sayers

ATTORNEY: Donald Young

ABSENT: Teresa Winship

OTHERS: Town Councilperson, Cindy Carroll

Minutes were taken by Katrina Allen

Ms. Smith began the meeting at 7:00 PM

MINUTES

MOTION

Ms. Sayers moved, seconded by Mr. Krukowski to approve the minutes of the July 19, 2023 Planning Board meeting.

ADOPTED

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

MIKE SILVAROLE SITE PLAN

Mike Silvarole, 105 Silvarole Drive, Rochester, NY 14623 to construct a +/- 2,400 square-foot single-family home on property located at 360 Cheese Factory Road, Honeoye Falls, consisting of 5.96 acres subdivided from parent parcel with tax account no.222.04-1-1. Zoned RA-5

Ms. Smith welcomed Mr. Silvarole and his engineer, Mason Everhart, DDS, to the table.

Mr. Everhart explained they want to build a 2,400 square foot home with a curb cut at 360 Cheese Factory Road. Septic has been facilitated as well as public water, and they are seeking all the permits.

The driveway was discussed.

Mr. DeRue stated with the three-feet of fill to be careful of the fill brought in. Mr. Everhart said DDS has no concerns.

The silt fence and walk-out basement were discussed.

Mr. DeRue asked if any outbuildings are planned. Mr. Silvarole said not now. They may do a pole barn, but that would be 10-15 years down the road.

Ms. Smith said to make sure the maximum building height is 35 feet. Mr. Everhart agreed.

Ms. Smith said the Board received all the comments from the Code Enforcement Officer (CEO), Corey Gates, and from the Environmental Conservation Board (ECB), and they have all been answered.

Ms. Smith asked the Board if there were any other questions or concerns. There were none.

MOTION

Mr. DeRue moved, seconded by Mr. Krukowski to give preliminary and final approval for the Mike Silvarole Site Plan.

ADOPTED

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

PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR SILVAROLE SITE PLAN

WHEREAS, the Town of Mendon has received an application from Mike Silvarole for site plan approval, including construction of a single-family home, all on the property at 360 Cheese Factory Rd., Honeoye Falls, said lands being zoned RA-5 Residential Agricultural 5 Acre; and

WHEREAS, the proposal constitutes a Type II action pursuant to 6 NYCRR 617.5(c)(11) and is not subject to review under SEQR; and

WHEREAS, the Mendon Planning Board has reviewed the application and considered all relevant information pertinent thereto.

NOW, THEREFORE, BE IT RESOLVED, that preliminary and final approval is hereby issued relative to said site plan application, subject to the following conditions:

1. Any required approvals by MCDOT, MCDOH and MCWA shall be obtained in accordance with applicable law and regulations.

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KOSCHNICK SPECIAL USE PERMIT PUBLIC HEARING

Robert J. Koschnick, 1411 Fairport Nine Mile Point Road, Penfield, NY, for a Special Use Permit to continue operation of the Oriental Garden Supply on property located on 448 West Bloomfield Road, Pittsford, NY, consisting of 8.05 acres. Tax account no. 192.03-1-12.3. Zoned RA-5.

Mr. Koschnick was welcomed to the table. He said he is buying Oriental Garden Supply and wants to keep the business as it is.

Ms. Smith stated the applicant filled out the application, and the CEO had questions the applicant addressed. The only issue is the septic or wastewater.

Ms. Smith opened the Public Hearing at 7:12

PUBLIC COMMENT

None

The Board discussed the septic concerns. The current wastewater holding tank would need to be inspected. There was never a septic installed. They need a letter stating it is in good working order.

Al Pieffer, the current owner of the property, said he has the tank pumped, though he could not recall the

name of the company. He submitted the receipts.

The Board and attorney discussed the septic and what is needed and if it is the CEO's responsibility to address it, as well as how to facilitate it.

The attorney stepped out of the room to call the CEO, Corey Gates.

The secretary left to retrieve the former site plan.

The Board stated an updated site plan is required as the current one is 18 years old and is not accurate. The holding tank and septic concerns need to be addressed by the Monroe County Department of Health and a new site plan facilitated by an engineer.

A new Planning Board date will be given once the required information is supplied to the secretary.

The Public Hearing remains open.

GENERAL DISCUSSION

The Board discussed an upcoming Short-term Rental application the Planning Board will vote favorable or unfavorable on the application.

8/16/23

- Miller Subdivison and Site Plan Public Hearing
- McWilliams Sketch Plan Subdivison Informal Meeting
- Kailbourne Site Plan
- The Haven at Westminster/Hollick Short-term Rental review.

MOTION

Mr. DeRue moved, seconded by Ms. Sayers to adjourn the meeting at 8:04 pm.

ADOPTED

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