

Unapproved

November 1, 2023

A Regular Meeting of the Planning Board was held on Wednesday, November 1, 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  
Nicole Sayers

ATTORNEY: Donald Young

OTHERS: Town Councilperson, Brent Rosiek

Minutes were taken by Katrina Allen

Ms. Smith began the meeting at 7:00 PM

### **MINUTES**

### **MOTION**

Mr. DeRue moved, seconded by Mr. Krukowski to approve the minutes of the October 18, 2023 Planning Board meeting.

### **ADOPTED**

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

### **DONALDSON, JR. SITE PLAN SECOND APPEARANCE**

Scott Donaldson, Jr, 140 East Street, Honeoye Falls, for site plan approval to build a 4,000 square foot barn located forward of the front of the home for property located at 50 Lanning Road, Honeoye Falls, NY, consisting of 26.68 acres. Tax account no. 223.01-1-33.1. Zoned RA-5.

Ms. Smith said Mr. Donaldson’s father was here representing him at the last meeting. He had said Mr. Donaldson wants to make everything as green as possible. Ms. Smith said the concern is the barn at the road. She asked why this is where the applicant wants it placed. Mr. Donaldson said he had a debate with his wife and an agreement she would not need to stare at it from the back of their house. They had always planned on Norway spruce trees as a buffer. Mr. Donaldson said they want as many trees as possible.

Ms. Smith said the Board asked for an architectural rendition and asked Mr. Krukowski if it is satisfactory to him. Mr. Krukowski said what was provided is satisfactory as everything he wanted was seen on the rendering.

Mr. DeRue discussed the gauge of the roof with Mr. Donaldson. Mr. Donaldson showed the Board the location on the map he provided as well as the septic location and height.

Drainage was discussed as well as the pond.

Ms. Sayers asked about the existing trees, and Mr. Donaldson said there are birch trees as well as a variety of others.

Ms. Winship advised there should be more screening and showed the location along the road cited on the map to the applicant. Ms. Winship discussed the deciduous trees versus the pine trees and explained more screening is needed on the side to the south.

The spacing, quantity, planting height, and fully grown height of the trees were discussed.

The Board agreed on 18 trees, three to four-foot planting height, and it is to be completed by June 1, 2024.

Mr. DeRue explained Mr. Donaldson needs to obtain a \$10,000 irrevocable letter of credit to the Town.

Ms. Winship asked about the colors of the barn. Mr. Donaldson said it will be gray with black windows and match the house.

Ms. Winship asked if there would be any lighting. Mr. Donaldson said there will be an exterior motion detection light. Mr. DeRue said the lighting must be dark sky compliant.

Ms. Winship said if the colors of the barn change significantly, the applicant must come back to the Planning Board.

**MOTION**

Mr. DeRue moved, seconded by Ms. Winship to approve the Donaldson Site Plan.

**ADOPTED**

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

**Resolution Approving Site Plan Amendment for Property at 50 Lanning Rd. to Allow Accessory Barn Structure in front of Primary Structure**

WHEREAS, an application was received from Scott Donaldson (the “Applicant”), relative to a parcel at the 50 Lanning Rd., Tax # 223.01-1-33.1, for amendment of a Site Plan to permit the construction of a barn in front of the primary structure; 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 a Type II action pursuant to SEQR at Section 617.5[C](12).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby approves the application, including that the proposed amended Site Plan drawn by Marathon Engineering, entitled Preliminary/Final Site Plans for Donaldson Subdivision, last dated August 21, 2023, is hereby approved, allowing the barn to be constructed as shown thereon, subject to the following conditions:

1. That the barn be constructed consistent with the elevations submitted with the application, including that the colors match the residence at the property, the same to be confirmed prior to issuance of a Certificate of Compliance; and

2. That landscaping be installed consistent with the landscaping plan submitted with application and revised at the Planning Board meeting, including 18 trees with 25 foot spacing, with initial planting to be at a minimum of 3-4 feet in height, the same to be installed prior to June 1, 2024.
3. Posting of security with the Town in the form of a letter of credit in the amount of \$10,000.00 to secure installation of said landscaping, to be posted prior to issuance Building Permit, and released upon satisfaction of the requirement for installation of landscaping.

**PUBLIC COMMENT**

None

**GENERAL DISCUSSION**

The Board discussed the upcoming meeting and a past application.

**MOTION**

Ms. Sayers moved, seconded by Mr. Krukowski to adjourn the meeting at 8:01 pm.

**ADOPTED**

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