

A Regular Meeting of the Planning Board was held on Wednesday, February 7, 2024 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

RECUSED: Teresa Winship

ATTORNEY: Don Young

TOWN ENGINEERS: Tom Fromberger and Jacob Calabrese, MRB Group.

OTHERS: Town Councilperson, Brent Rosiek; Five residents.

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 January 3, 2024 Planning Board meeting.

ADOPTED

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

CAWLEY SUBDIVISION AND SITE PLANS PUBLIC HEARING

Joshua Cawley, 1100 Pittsford Mendon Center Road, Honeoye Falls, NY, for a two-lot subdivision and two site plans on property located on Pittsford Mendon Center Road and Topspin Drive, Honeoye Falls, NY, consisting of 20 acres and 10.80 acres. Tax account nos. 204.02-1-8 and 204.02-1-36. Zoned RA-5.

Ms. Smith advised the public hearing is still open.

John Sciarabba, Landtech, approached the Board on behalf of the Cawleys.

Mr. Sciarabba said there are 35 acres with a lot of frontages, and they are looking at the impact of the wetlands. They are using only twelve of the acres for the two site plans located on Pittsford Mendon Center Road and Topspin Drive.

Mr. Sciarabba said a boundary and topographic survey was completed as well as submission to the Monroe County Department of Health (DOH). There was a quick perc rate, and there will be underground leech fields.

Mr. Sciarabba said Mr. Cawley wants to build the homes and offer the land as approved lots for sale. They are aware of the Environmental Protection Overlay Districts (EPODs), as well as the historical home and

Mendon Ponds Park. They are not touching the wetlands or the buffer. The wetlands have been delineated. They will put a construction fence up by the wetlands and are proposing 3,000 square-foot homes priced around \$1,000,000 each. They are also subject to the Monroe County Water Authority approval.

Mr. Sciarabba showed the positions of the houses and the existing tree buffer on Pittsford Mendon Center Road protecting the historic home and showed elevations of the proposed homes. The Cawleys are agreeable to come back to the Planning Board, as they prefer to market the lots as approved building lots.

Mr. Sciarabba stated the placement of the driveways are to eliminate headlight glare to the historic home.

Ms. Smith asked if any new trees will be planted. Mr. Sciarabba said there will be a row of pine trees as buffers and there are existing walnut trees on the southern right-of-way on Topspin Drive. It is to protect the historic home as best they can. Some of those will need to be removed for the driveways. Any removed walnut trees will be replaced with pine trees.

Ms. Sayers said the Mendon Raquet Club is in there, and she is there one to two times a week. That has more traffic and lighting.

Mr. Sciarabba and the Planning Board looked at the maps. Mr. Sciarabba said the applicants are willing to do a conservation easement for the trees. There will also be a 15-foot easement for the water authority.

Ms. Smith asked Mr. Calabrese if he had any comments or questions. Mr. Calabrese stated a comment needs to be removed from the plans as it was only applicable when it was just a subdivision without the site plans.

A discussion followed on the style of the homes.

Ms. Sayers stated previously, the Board advised Mr. Cawley all he was asked to complete was the lighting, noise, elevations, and tree buffer.

Mr. Krukowski asked what the duration of the project is under the Environmental Assessment Form (EAF). It was listed as June 2024 to June 2025. Mr. Sciarabba and Mr. Cawley said a date must be implemented on the form, and Mr. Cawley will need more than a year.

The issuance of an EPOD permit was discussed.

Mr. Krukowski said the Wetland EPOD has the blessing of the Mendon Conservation Board and the Department of Environmental Conservation (DEC) regarding the runoff to the wetlands. With the lawn treatments, he does not think the 100-foot buffer is enough, but that is not his decision.

Ms. Smith asked Mr. Calabrese about the additional notes needed and if there is more erosion control needed around the wetlands. They are putting up a construction fence to protect that area. Mr. Calabrese said the silt fence illustrated on the plans is adequate.

Mr. DeRue stated he likes the proposed application.

PUBLIC COMMENT

Lauren Charles, 833 Pittsford Mendon Center Road, said she lives in the Truman Smith house which

faces the new properties. She thanked the Board for being so thoughtful, and she is speaking for her neighbors. She is happy to live in Mendon but is disappointed in the protection of the historical home. The applicant sought out purchasing his property, and he knew the EPODs existed before he bought it. Ms. Charles said she is very concerned about blue-green algae that comes from stagnant water and she is concerned of the runoff from heavy fertilizer use. She said one-million-dollar homes will have one-million-dollar lawns. When there is blue-green algae in Canandaigua and Honeoye, people cannot swim. She asked for the due diligence regarding the State Environmental Quality Review Act (SEQR).

Sharon Brennan, 817 Pittsford Mendon Center Road, said she has lived here for 14 years across from the property in question. When she moved here, it was farmland and equestrian land. She said the Cawleys did a great job on their home and barn which had been in a state of disarray next to her house. They cannot do the homes sandwiched in between a historical home and the park. She has concerns about runoff and the lawns. She wants to respect nature, and these houses would look really dumb.

Emily Watson, 822 Pittsford Mendon Center Road, said she is that lady across the street. Her concern was the tree buffer, as walnut trees are bare in the winter. She appreciates the trees, but that is not what the Historical Preservation Commission (HPC) recommended. She said she had to go to the HPC for a fence, and she was on that committee. Ms. Watson said she is confused about the parcels and the parcel sizes. What parcels are subdivided and what is leftover land. Can that land be used for more million-dollar houses.

Todd Jokl, 7 Meadowside Lane, said he has been to two of these hearings, and he appreciates the comments of his neighbors and residents of this town. He said these houses will negatively impact a number of citizens in this town. It will negatively impact dozens of citizens.

Ms. Smith advised the Board will not be making an official decision tonight. The Board is taking into consideration the comments of the neighbors and the Town engineer needs to review the SEQR. There might be conditions, and they need the attorney's help with writing them.

Mr. Sciarabba asked to address the neighbor's comments. He said the large lots meet Code. The area used to be RA-2, and it was rezoned as RA-5. The Meadowview homes would not meet current code. He said the runoff meets the engineer's requirements, and it is mainly rainfall from the roof and cars in the driveway, but it is a long way until it reaches the grass. He advised there will be a pine tree buffer and any trees removed will be replaced with pine trees. He said there is no leftover land, and the Cawleys could have densified the site, but chose to have two homes as they are also residents of Mendon.

Ms. Brennan readdressed the Board and said it is not runoff from rain and driveways. It is lawn chemicals from million-dollar laws across from her home.

Ms. Charles readdressed the blue-green algae. Her fiend's dog died after eating it.

MOTION

Mr. Krukowski moved, seconded by Ms. Sayers to close the Public Hearing at 7:54 PM.

ADOPTED

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

Mr. Cawley stated if the land was farmed instead, there would be chemicals and it would be closer to the wetlands. He said they own the wetlands, and they are not selling it off as he has hunters who use that land. The DEC sets the half-life of chemicals.

PROKUPETS SUBDIVISION PUBLIC HEARING

Daniel Prokupets, 18 Chamberlain Road, Honeoye Falls, for a two-lot subdivision on property located on 18 Chamberlain Road, Honeoye Falls and intersecting Bulls Sawmill Road, consisting of 33.1 acres. The applicant is proposing one 9.2-acre lot and one 25.7-acre lot. Tax account no. 215.04-1-4.1. Zoned RA-1.

Mr. Sciarabba represented the applicant. The proposed purchaser of the land, Jordan Alamio, was not present and had not turned in the affidavit of posting. Mr. Alamio could not be reached by email or phone.

The lot sizes and zoning district was discussed.

Ms. Smith opened the Public Hearing at 8:14 pm.

PUBLIC COMMENT

None

GENERAL DISCUSSION

The Board discussed its upcoming meetings.

MOTION

Ms. Sayers moved, seconded by Mr. Krukowski to adjourn the meeting at 8:15 pm.

ADOPTED

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

For full meeting information, please visit the Town of Mendon’s YouTube page:

<https://townofmendon.org/community/youtube/>