

A Regular Meeting of the Planning Board was held on Wednesday, May 15, 2024 at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY 14472 at 7:00 PM.

PRESENT: Earl DeRue – Vice Chair
Charlie Krukowski
Nicole Sayers
Teresa Winship

ABSENT: Lauren Smith – Chair

ATTORNEY: Don Young

ENGINEER: Jacob Calabrese, MRB

OTHERS: Brent Rosiek, Town Councilperson

Minutes were taken by Bonnie Toomey

Mr. DeRue began the meeting at 7:00 PM

MINUTES

MOTION

Ms. Sayers moved, seconded by Mr. Krukowski to approve the minutes of the May 1, 2024 Planning Board meeting.

ADOPTED

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

FERRARO SITE PLAN

Brian and Rachel Ferraro, 11 Papermill Street, Honeoye Falls, for site plan approval to rebuild their single-family home destroyed by a fire at 2785 Rush Mendon Road, Mendon, NY. Tax account number: 214.03-2-2. Zoned RA-1.

Glenn Thornton, engineer for the Ferraros, was welcomed to the table.

Mr. Thornton stated he knows there will not be a decision tonight, as the application needs to be reviewed by the Historical Preservation Commission (HPC) due to the proximity of the Graves Cemetery. The applicants plan to rebuild their home that was destroyed by a fire.

Mr. Krukowski asked if the rebuild will be in the same exact location as the previous home. Mr. Thornton said it will be very close to the exact location

Environmental Protection Overlay Districts (EPODs) were discussed as well as EPOD permits.

Mr. Young said part of the delay is the HPC did not chime in its letter first. Mr. DeRue said nothing on the site has changed.

Ms. Winship said it helps the applicant's case that nothing has changed.

The water service was discussed.

Mr. DeRue said the applicants are sprinkling the house and asked if there was enough water pressure. Mr. Thornton believed there is enough pressure.

Ms. Winship asked if the former home was one or two-storied. Mr. Thornton said he believed it was one-story. Ms. Winship said that also helps their case as they are rebuilding what is already there.

Mr. DeRue asked about the structure in front of the home. Mr. Thornton said his interpretation is that it is preexisting.

Mr. Young stated it will be clear in the resolution. There will be a note stating same location, screening, etc.

Mr. Thornton asked if the Board is requiring screening. Mr. DeRue said they do not need it.

The driveway was discussed.

The Cemetery and EPOD permit were discussed.

Ms. Sayers asked if the neighbors have issues.

Ms. Winship asked about the EPOD. Mr. Calabrese said the Code leaves room for debate.

Mr. DeRue asked how close the cemetery is to the applicants, and Mr. Thornton said is about 300-feet, so within the 500-foot buffer.

Ms. Winship asked if the location of the home can be moved to the west. Mr. Thornton said no. Ms. Winship asked about the east, and Mr. Thornton said no. Ms. Winship said to mention that to the HPC.

Mr. DeRue asked about the driveway and if it is paved. Mr. Thornton said it is dirt.

Mr. Thornton said the entrance to the cemetery may be from the Ferraro's driveway. Mr. Young said to draw it on the site plan, so it does not encroach.

Mr. Krukowski said it is not a big deal to swing out.

Mr. Young advised Mr. Thornton to have the site plan updated before the June 26th meeting.

Mr. Thornton said the water flows along the west-side of the property.

Mr. Young said they will make a note the Board has no objection to the accessory building.

Mr. Thornton asked about receiving the EPOD permit, as he wants to get the paperwork in timely. Mr. Young said to check with the office. He said for Mr. Thornton to write a letter justifying they are rebuilding what was already there. They will probably need an EPOD permit, and the Planning Board issues that.

Ms. Sayers wanted to clarify the HPC, and Mr. Young said the HPC is advisory.

Mr. DeRue asked when they are anticipating construction. Mr. Thornton said the Ferraros are being deliberate, but their builder, McKinnon, is getting anxious.

Mr. Young advised Mr. Thornton to briefly document his position regarding the applicable Town Code and address fixing the driveway,

PUBLIC COMMENT

None

GENERAL DISCUSSION

The Board discussed upcoming canceled meetings the specially scheduled meeting on June 26, 2024 as the Town is closed June 19, 2024, and no meetings will be scheduled. Ms. Sayers said she will not be here June 26th.

MOTION

Ms. Winship moved, seconded by Ms. Sayers to adjourn the meeting at 7:27 pm.

ADOPTED

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

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

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