

Approved

October 2, 2024

A Regular Meeting of the Planning Board was held on October 2, 2024, at the Mendon Town Hall, 16 West Main Street. Honeoye Falls, NY 14472 at 7:00 pm.

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

ATTORNEY: Donald Young

OTHERS: Brent Rosiek, Town Councilperson  
Charles Smith, Design Works Architecture

Ms. Smith started the meeting at 7:00pm.

Minutes were taken by Brooke Buckland.

### **MINUTES**

### **MOTION**

Ms. Sayers moved, seconded by Mr. DeRue, to approve the minutes of the July 17, 2024 meeting, as submitted. Ms. Winship had recused herself from the July, 17,2024 meeting.

### **APPROVED**

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

### **CONDIDORIO SITE PLAN AMENDMENT**

Joe and Roberta Condidorio, 25 Killdeer Lane, Fairport, requesting approval for the amendment of a prior approved site plan. The property is located on Taylor Rd, containing 1.033 acres. Tax account no. 217.03-1-1.123. Zoned RA-1.

Mr. and Ms. Condidorio explained the plans to the board.

Mr. Condidorio states their reasoning for wanting to mirror the site plans and bring the home forward was to enlarge the backyard, as well as, allow for more natural light in what would be their future living room, located on the east side of their lot.

Ms. Smith asked when they are looking to break ground. Condidorio’s respond with; they are hoping to start in the early spring of 2025.

A discussion ensued pertaining to the rotation of the septic and leach field.

Ms. Winship brought to the board's attention that the proposed leach fields are overlapping the 20' Town sidewalk easement.

Ms. Winship further questioned, should there be construction on the 20' town sidewalk easement, would this affect the leach fields?

A decision was agreed upon, by the board and applicants, to move the building and other aspects of the plan approximately five feet to the rear of the lot to accommodate the 20' easement.

Mr. Young recited some proposed conditions of approval:

1. The amended site plan shall be revised to recite applicants correct county.
2. A signed copy of the phase II easement shall be provided to the town.
3. Amended site plan to show phase II easement.
4. Amended site plan to be revised to amend the original site plan at sheet S-1 and to only replace the portion thereof depicting the location of the house, driveway and garage. All other aspects of the originally approved site plan to remain unchanged; inclusive of notes and all other details.

### **MOTION**

Ms. Sayers moved, seconded by Ms. Winship, to approve the conditional, preliminary and final amended site plan, all as set forth in the following Resolution:

#### **Resolution for Approval of Application for Site Plan Amendment for Property at or about the Northeast Side of the Intersection of Mile Square Road and Taylor Road, Tax Map No. 217.03-1-1.123**

WHEREAS, Design Works Architecture, on behalf of owners Joe and Roberta Condidorio (the "Applicant"), has submitted an application to the Town of Mendon requesting approve for an amended (the "Application") relating to the development of a single-family residence (the "Development"), all at property located at or about the northeast side of the intersection of Mile Square Road and Taylor Road, Tax Map No. 217.03-1-1.123 (the "Property"), and all as more fully detailed in application materials on file with the Town, inclusive of the proposed site plan map amendment drawn by the Design Works Architecture, entitled "Joe and Roberta Condidorio Residence" and last dated August 30, 2024 (the "Amended Site Plan"); and

WHEREAS, relative to the proposal, on or about October 18, 2023 the Planning Board approved the related subdivision, as well as a site plan for the Property drawn by Glenn Thornton (the “original Site Plan”), including issuing a negative declaration pursuant to the State Environmental Quality Review Act (“SEQR”); and

WHEREAS, the Applicant seeks to amend the approved site plan, generally such that the driveway thereon is relocated, along with relocation of the septic fields.

NOW, THEREFORE, BE IT, RESOLVED, that the Planning Board finds that the negative declaration previously issued relative to the overall subdivision, inclusive of the Property, sufficiently addressed potential environmental impacts, including relative to the current proposal, and, as such, no further SEQR review is required; and, be it further

RESOLVED, that, in consideration of all criteria and information relevant to the Application, including but not limited to as discussed during the Planning Board meeting(s), as addressed herein, as addressed pursuant to SEQR, based upon the Application materials, and as otherwise set forth in the record, and subject to any conditions set forth herein, the Planning Board hereby approves the Application to amend the Site Plan, including issuing preliminary and final approval of the site plan amendment, as follows, and subject to the following conditions:

1. That, prior to signatures, the Amended Site Plan shall be revised to the satisfaction of the Town Building Inspector to clarify that the Amended Site Plan amends the original Site Plan only to replace the portion thereof depicting the lot itself on the original Site Plan at sheet S-1 (inclusive of the house location and driveway, etc.), but that all other aspects of the original Site Plan sheet S-1, as well as the additional sheets shall remain as originally approved (inclusive of notes and details, etc., on sheet S-1 remaining unchanged, as well as other sheets such grading and utility sheets remaining entirely unchanged).
2. That, prior to signatures, the Amended Site Plan shall be revised to change the address to recite the correct County, to move the building and other aspects of the Plan approximately five feet to the rear of the lot to fully accommodate the Phase 2 Easement, to add elevation of basement slab, dimensions of the footprint of the building, and adding references to building entrances, all to the satisfaction of the Building Inspector.
3. That, prior to signatures, the signed and recordable/recorded Phase 2 Easement (for sidewalk and utilities) shall be provided to the Town, all to the Town Engineer’s satisfaction.
4. That, prior to signatures, the Phase 2 Easement shall be depicted on the Site Plan, all to the satisfaction of the Town Engineer.
5. That any outstanding comments of the engineer for the Planning Board, including pursuant to the letter dated September 24, 2024, shall be addressed to the satisfaction of the Town Building Inspector.
6. That any outstanding comments of Town Building Inspector / Fire Marshal shall be addressed to the satisfaction of the Town Building Inspector; and
7. Unless otherwise required, comments or conditions required to be addressed herein shall be addressed as follows: comments/conditions impacting mapping/drawing shall be addressed prior to signatures on the relevant plans, and any other comments/conditions

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shall be addressed no later than required by the reviewer, but in any event prior to issuance of the relevant Certificate of Occupancy/Compliance.

**APPROVED**

The motion passed, and the Resolution to approve was thus adopted, as follows: Ms. Smith – aye; Mr. DeRue – aye; Mrs. Winship – aye; Ms. Sayers – aye; and Mr. Krukowski – aye.

**PUBLIC COMMENT**

There was no public comment.

**GENERAL DISCUSSION**

The upcoming meeting agenda 10/16, was discussed.

Comments on new town law regarding smoke shops.

Discussion ensued pertaining to the concerns raised at Mendon Green.

Ms. Sayers announced her resignation from the Planning Board.

**MOTION**

Ms. Sayers moved, seconded by Mr. Krukowski, to adjourn the meeting at 7:53pm.

**APPROVED**

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