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**Planning Board Minutes  
June 17, 2021**

**Planning Board Members Present:** Julie Pellett, Daniel Compton, Fred Fink, Michael Donohoe, Mike Woodruff  
**Absent:** Steve Lester, Matt Rogers.

**Others Present:** Kimberly Rayburn (Secretary), James Kier (Building & Zoning), Ellen & Alan Fish, Rocco & Pat Venezia, (Venezia Land Surveyors), Zack Parker (Rochester Renewable Energy)

Fink opened the meeting at 7:40 pm.

**I. SPL1-21 Geraldine Cherubim Hughes 2479 State Rt 64 tax # 67.00-1-72.000 Site Plan for ground mounted residential solar in front line of SF home. Lot is triangle in shape, making this a unique placement of panels.**

Fink asked the applicant to explain their proposal. Zack Parker from Rochester Renewable Energy started by addressing the lot. The lot is a triangle shape and they had to determine the best placement for the panels. They needed to stay away from the shading from the existing tree line. The Board reviewed the map and agreed this placement would be the most desirable for a south facing lot.

**Woodruff motioned and Compton seconded to waive the need for a public hearing. All Board members present voted aye.**

**Woodruff motioned and Donohoe seconded to declare SEQR a type II action with no further action required. All Board members present voted Aye.**

**Woodruff motioned and Compton seconded to approve the site plan as presented for SPL1-21. Geraldine Cherubim Hughes 2479 State Rt 64 tax # 67.00-1-72.000 Ground mounted residential solar in front line of SF home. Lot is triangle in shape, making this a unique placement of panels**

**Whereas:**

1. **Lot is south facing and triangle in shape, making this a unique placement of panels.**

**Record of Vote:**

**Fink Aye Woodruff Aye Compton Aye Donohoe Aye**

**All Board members present voted Aye, Vote was carried unanimously.**

Pellett arrived and took over as Chair.

**II. TS4-21 Phil White, Bennett Rd Sketch Plan for a 1 Lot Subdivision. Taking approximately 2.5 +/- acres out of tax # 52.00- 3-17.111 and 3+/- acres from 52.00-3-39.100 creating a new lot of 5.720 +/- acres for residential.**

Pellett asked the applicant to explain their proposal. Rocco Venezia from Venezia Land Surveyors started by addressing the new lot. The new lot will be made by taking some acreage out of two existing lots that are adjacent to each other. White will sell this property to his daughter and son in law to build a new home. The new lot meets all the zoning requirements and the soil has five (5) min perks.

**Woodruff motioned and Fink seconded to declare SEQR a type II action with no further action required. All Board members present voted Aye.**

**Woodruff motioned and Donohoe seconded to approve the sketch plan as presented for TS4-21 Phil White, Bennett Rd Sketch Plan for a 1 Lot Subdivision. Taking approximately 2.5 +/- acres out of tax # 52.00- 3-17.111 and 3+/- acres from 52.00-3-39.100 creating a new lot of 5.720 +/- acres for residential.**

**Whereas:**

- 1. Accept maps for sketch and for final**

**Record of Vote:**

**Pellett Aye Fink Aye Woodruff Aye Compton Aye Donohoe Aye**

**All Board members present voted Aye, Vote was carried unanimously.**

**III. TW2-21 & TV3-21 Allen & Ellen Fish Family Wealth Trust. Parcel lot line adjustment and Area Variance for Fish Family Wealth Trust (Owner,) 3412 Flatiron Rd. Tax map # 95.00-1-61.111 and (new owner) McCombs of 3406 Flatiron Rd. 95.00-1-61.200 Fish wishes to convey 0.760 acres with a barn to 3406 Flatiron Rd. Requesting a 20-foot setback for the barn to the rear lot line when barn and land are conveyed where 50 feet is required. Fish wishes to preserve his agricultural land as it presently exists.**

Pellett asked Fish to explain his proposal. Fish stated that he would like to sell the barn to McCombs and also retain his farmland. Woodruff stated that the additional property that will be added to McCombs will make his lot less non-conforming. Pellett stated that the Comprehensive Plan supports preserving Agricultural land.

**Woodruff motioned and Fink seconded to declare SEQR a type II action with no further action required. All Board members present voted Aye.**

**Fink motioned and Donohoe seconded to accept the maps for a lot line adjustment contingent on ZBA approval of the area variance.**

**Record of Vote:**

**Pellett Aye Fink Aye Woodruff Aye Compton Aye Donohoe Aye**

**All Board members present voted Aye, Vote was carried unanimously.**

**Woodruff motioned and Compton seconded to forward TV3-21 Area Variance to the Zoning Board of Appeals for Fish Family Wealth Trust (Owner,) 3412 Flatiron Rd. Tax map # 95.00-1-61.11 and (new owner) McCombs of 3406 Flatiron Rd. 95.00-1-61.200. Fish is Requesting a 20-foot setback for the barn to the rear lot line when barn and land are conveyed to McCombs, where 50 feet is required. Fish wishes to preserve his agricultural land as much as possible.**

**Whereas:**

- 1. Fish would like to retain as much farmland as possible**
- 2. The Comprehensive Plan supports the preservation of agricultural land**

**Record of Vote:**

**Pellett Aye Fink Aye Compton Aye Donohoe Aye Woodruff Aye**

**All Board members present voted Aye, Vote was carried unanimously.**

**IV. SPL3-21 Brandon Graves 2037 Brace Rd tax #54.00-1-20.122 Site Plan to have a 20 x 41 storage barn/garage (accessory structure) in the front line of SF home.**

Graves was not present at the meeting. The Board reviewed the proposal in his absence. Compton stated he would like the applicant to be present. **Woodruff motioned and Compton seconded to waive the need for a public hearing. All Board members present voted aye.**

**Woodruff motioned and Fink seconded to declare SEQR a type II action with no further action required. All Board members present voted aye.**

The structure will be approximately one hundred and forty-five feet (145) off of the road. Graves had provided pictures of other structures in the front line of single-family homes in the area. He does not have a garage on his house, the structure will be used as his garage. The structure is a 20 x 41. Woodruff stated that there is not a lot of land to work with. Graves has a shallow modified septic system and he should not have a structure blocking the sun light as those septic fields demand evaporation. **Woodruff motioned and fink seconded to approve the site plan as presented.** The Board held a discussion. Woodruff reiterated that the structure will be approximately one hundred and forty-five feet (145) off of the road, he sees no issues with the proposal. Compton and Fink stated they would prefer if the applicant was in attendance. The motioned was amended.

**Woodruff motioned and Fink seconded to approve the site plan as presented for SPL3-21 Brandon Graves 2037 Brace Rd tax #54.00-1-20.122 for a 20 x 41 storage barn/garage (accessory structure) in the front line of SF home.**

**Whereas:**

- 1. The applicant confirms the structure will be a garage for his own residential use**
- 2. The applicant chooses the location of the structure based on the location of the septic**
- 3. Due to the side yard setback, this location is more favorable.**

**Record of Vote:**

**Pellett Aye Fink Aye Woodruff Aye Compton Nay Donohoe Aye  
All Board members present voted Aye, Vote was carried.**

**V. Meeting Adjourned**

**Pellett motioned and Fink seconded to adjourn @ 8:30 pm.  
All Board members present voted Aye. Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn  
Planning & Zoning Board Secretary