A Regular Meeting of the Zoning Board of Appeals was held on Thursday, May 23, 2013, at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY, 14472 at 7:00 p.m.

PRESENT: Don Irvine, Chair

Don Thorp

Bruce Peckham

ABSENT: Kevin Wright

Liz Sciortino

ATTORNEY: Doug Jones Attorney

OTHERS: 3

Minutes were taken by Debbie Tvrdik.

Mr. Irvine called the meeting to order at 7:02 p.m.

**PETRISAK AREA VARIANCE PUBLIC HEARING (Continued)**

Mr. Irvine stated that this was the continuation of the Petrisak Public Hearing. There were no copies of the May 9, 2013 amended minutes for the Board to review so the Board used the unapproved minutes. Mr. Irvine stated that the Board was to receive a copy of the agreement between Mr. Petrisak, The EquiCenter and Lyons Bank. Mr. Petrisak provided a copy to each of the Board members and summarized its content by stating that there is to be no more than one house built on the parcel.

After reviewing the agreement Mr. Irvine asked Mr. Jones if he had any concerns. Mr. Jones asked Mr. Petrisak if it is his intent to build stables on the parcel. Mr. Petrisak stated that he would possibly build a barn. Mr. Jones stated that this is a single family residence. Mr. Petrisak stated true but he also owns the second parcel, one has a tax number and the other parcel has to be subdivided off from the EquiCenter’s parcel. Mr. Irvine clarified that Mr. Petrisak was referring to the landlocked parcel. Mr. Petrisak agreed.

A discussion followed regarding Mr. Friedlander not being able to join the Board for further discussion.

Mr. Irvine asked the Board if there were further questions.

A discussion followed regarding proof of what amount of land the EquiCenter was required to subdivide to Mr. Petrisak.

A discussion followed regarding the full amount of land being 13.446 acres out of the original purchase from Mr. Petrisak.

A discussion followed regarding the width of the driveway requirements changing through the years.

A discussion followed regarding where exactly the parcel in question is located on the map and the parcel essentially being for the Petrisak’s home.

A discussion followed regarding the sight distances not being an issue.

Mr. Irvine asked the Board if there were any further questions. There were no further questions.

A discussion followed regarding the process of the decision. Mr. Petrisak stated that he has waited years for this and was in no hurry. Mr. Petrisak left the meeting at 7:10.

A discussion followed regarding whether Mr. Freidlander should be present for discussing the Petrisak Public Hearing or if Mr. Friedlander had any bearing on the Board’s decision and that the Board was comfortable with the proof submitted thus far.

A discussion followed regarding this application not being a flag lot and the project being the same either way.

Mr. Irvine asked if there were any further questions or comments from the public regarding this application. There were no comments. Mr. Irvine asked if there were any further questions from the Board. There were no further questions.

**MOTION**

Mr. Peckham moved, seconded by Mr. Thorp, to close the Public Hearing.

#### ADOPTED

#### Mr. Thorp – aye; Mr. Peckham – aye; and Mr. Irvine - aye.

A discussion followed regarding Mr. Irvine preparing the Determination for the Petrisak application.

**MINUTES**

There were no minutes to approve.

**MOTION**

Mr. Peckham moved, seconded by Mr. Irvine to adjourn the meeting.

#### ADOPTED

#### Mr. Thorp – aye; Mr. Peckham – aye; and Mr. Irvine - aye

The meeting adjourned at 7:18 p.m.