

Unapproved

April 7, 2021

A Regular Meeting of the Planning Board was held on April 7, 2021 at the Mendon Community Center, 167 North Main St. Honeoye Falls, NY 14472 at 7:00 pm.

PRESENT: Thomas Voorhees (Chair)
Earl DeRue
Lauren Smith
Christopher McCourt

ABSENT: Brent Rosiek

ATTORNEY: Donald Young via Zoom

OTHERS: Councilman Thomas Dubois and 3 others

Mr. Voorhees started the meeting at 7:00pm.

Minutes were taken by Michelle Booth.

MINUTES

MOTION

Mr. Voorhees moved, seconded by Mr. DeRue, to approve the minutes of the March 3, 2021 meeting, as submitted.

APPROVED

Mr. DeRue – aye; Mr. Voorhees – aye; Mr. McCourt – aye; and Ms. Smith – aye.

SCHOFF SITE PLAN AMENDMENT PUBLIC HEARING

Eric Brown and Susan Schoff, 50 Buggywhip Trail, Honeoye Falls, requesting approval for an amendment of a prior approved site plan. This amendment is for development within an EPOD requiring a site plan approval at property located on the South side of Parrish Road, between Lanning Road and Mendon Ionia Road, consisting of approx. 20 acres. Tax account no. 230.02-1-24. Zoned RA-1.

Mr. Brown explained the changes to the driveway and stated the new plan provides a much straighter access for fire trucks, emergency vehicles, etc.

The Board reviewed the Environmental Conservation Board report and the new drawings.

Ms. Smith asked if the home being built is a cottage or a single-family home. It was confirmed a single-family home.

MOTION

Mr. McCourt moved, seconded by Mr. Voorhees, to approve the amended site plan with the same conditions as written in the November 18, 2020 resolution.

APPROVED

Mr. DeRue – aye; Mr. Voorhees – aye; Mr. McCourt – aye; and Ms. Smith – Aye.

STOTT SPECIAL USE PERMIT

Hilary Stott, 75 Langpap Rd, Honeoye Falls, NY, for a special use permit for a profit entertainment event at 1369 Pittsford – Mendon Road, consisting of 1.6 acres. Tax account no. 216.02-1-26. Zoned Commercial – Business.

Ms. Stott provided some documents to the board including:

- Proof of permission, of the landowner, for operation of the event.
- Content of program, including days, time and hours of operation.
- Statement from the Mendon fire department verifying their willingness to assist the Fire Marshal and Mendon 64 with any support needed.
- Licensing from the Monroe County Dept. of Public Health and the NYS Liquor Authority
- Insurance information
- Statement of financial resources showing sufficient funds
- 10 letters of support from local businesses and residents.

Ms. Stott explained the request in more detail. She stated it would be family friendly during the day, offering many child-friendly activities with more adult activities to continue into the evening hours. She stated that she will be contacting all the other local businesses in hopes to procure their involvement as well.

Mr. DeRue asked about seating and tables. Ms. Stott explained she will provide sufficient outdoor seating.

Mr. Voorhees asked about the food being served. Ms. Stott explained they would have a grill going for burgers and hots, she will also have the restaurant open and will hope to get the other restaurants in the area to join in and provide food as well.

Mr. Voorhees explained the biggest concern will be the parking and noise. He would like to see a plan for parking, possibly with letters from the local businesses, approving parking. Ms. Stott agreed and is also working with the Mendon Explorers to help with parking and possibly provided a shuttle from the Mendon Fire Dept for donations. Ms. Stott also stated she would provide parking cones to any business that would not want to provide parking for this.

Ms. Stott stated there are 3 parking lots behind her that can provide 30-40 parking spots each and she would get approval to use them.

An ambulance would be on site.

There was discussion regarding the hours of operation. Mendon Town Code states the music would need to end at 11:00pm. Ms. Stott agreed to stop any music at that time to conform to the code.

Mr. McCourt asked where the band would be and in what direction the sound would be facing. Ms. Stott said the band would be in the back sounding out to the East and the existing trees would provide some buffer.

Mr. Voorhees noted this is a business district and there are not many residential homes in the immediate area.

There was discussion about needing an area variance for the acreage. Ms. Stott will have a public hearing with the Zoning Board of Appeals on April 22, 2021 for the variance. She will then return to the Planning Board on May 5, 2021 for a public hearing.

Mr. Voorhees advised Ms. Stott to bring letters from neighboring business to approve the parking and to address the comments from the Monroe County Planning Board.

Mr. Young told Ms. Stott to review section 206.50 of the Town Code to make sure she has complied with all aspects.

Ms. Stott asked that the Board review how the June festival goes and then let her know if any changes need to be made for July and August. She would like to have 3 dates, June 12, July 17, and August 14 and needs to have approval for each. She doesn't believe the coincide with any other local events, and she would like to start promoting for them.

There was discussion about COVID-19 restrictions. Ms. Stott ensured the Board that she will follow all protocols, as she has the entire time.

PUBLIC COMMENT

Town Councilman Thomas Dubois expressed his support as a community member.

GENERAL DISCUSSION

Next Meeting will be on 4/21/21 for the Tom Wilmot – Site plan Revision.

MOTION

Mr. Voorhees moved, seconded by Mr. DeRue, to adjourn the meeting at 7:41pm.

APPROVED

Mr. DeRue – aye; Mr. Voorhees – aye; Mr. McCourt; and Ms. Smith – aye.