

Unapproved

August 18, 2021

A Regular Meeting of the Planning Board was held on Wednesday, August 18, 2021 at the Mendon Community Center, 167 North Main Street, Honeoye Falls, NY, 14472 at 7:00 p.m.

PRESENT: Brent Rosiek – Chair  
Earl DeRue  
Tom Voorhees  
Christopher McCourt  
Lauren Smith  
ATTORNEY: Donald Young  
OTHERS: Town Supervisor, John Moffitt and Monica Alongi

Minutes were taken by Michelle Booth and Katrina Allen

Mr. Rosiek began the meeting at 7:01 pm.

**MINUTES**

**MOTION**

Mr. Rosiek moved, seconded by Mr. Voorhees to approve the minutes as amended of the July 7, 2021, meeting, as submitted.

**ADOPTED**

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

**STRAUSS SPECIAL USE PERMIT PUBLIC HEARING**

Kimberlee and John Strauss, 683 Quaker Meeting House Rd., Honeoye Falls, NY, for a special use permit at 683 Quaker Meeting House Rd., consisting of 33.6 acres. Tax account no. 229.03-1-1. Zoned RA5.

Mrs. Strauss explained their application to the Board.

Mr. Rosiek asked if it is to be conducted as a stable. Mrs. Strauss stated it would be a stable.

Mr. DeRue stated it was a stable 50 years ago.

Mr. Rosiek asked the applicant if they are looking to put up a sign. The applicant stated that is correct.

Mr. Rosiek stated that the applicant wrote a letter about the horse stables and has a single-family dwelling on the property. The property can have 22 horses.

Mrs. Strauss stated the property has 16 horse stalls.

Mr. Rosiek inquired if the applicant is looking to add additional buildings. The applicant stated they are not.

The special use application was reviewed by the Board

Mr. Rosiek asked Mr. Young about SEQR. Mr. Young affirmed this is a TYPE II action, because they are reusing an existing structure.

Mr. Rosiek opened the Public Hearing at 7:07 PM.

Mr. Rosiek stated that the applicant will need to meet the Town of Mendon Sign Regulations as a condition of approval.

Mr. Young questioned the applicant on the setback requirements of the buildings and manure piles. Mrs. Strauss affirmed the everything meets all the setback requirements of the Town Code.

There was no public comment.

**MOTION**

Mr. Rosiek moved, seconded by Mr. DeRue to close the Public Hearing.

**ADOPTED**

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

**MOTION**

Mr. DeRue moved, seconded by Mr. McCourt for pre-liminary and final, conditional approval. Condition: The Sign must meet Town Code specifications.

**ADOPTED**

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

**FIORE SPECIAL USE PERMIT PUBLIC HEARING**

Margaret and John Fiore, 2 Field Ave, Hicksville, NY, for a special use permit at 383 Pond Rd, consisting of 27.87 acres. Tax account no. 204.04-1-40.21. Zoned RA5.

Mr. Rosiek stated that the applicant is looking for a Special Use Permit for a for profit special event.

Mr. Young explained he had a discussion with the applicants today via phone and email. He summarized the outstanding requirements the Fiores supplied at 5:30 pm today.

Requirements:

- 1) Detailed response to each letter within the code. i.e.: parking, time of event, etc.
- 2) The ECB gave a favorable report, no issue regarding EPODs on the property.
- 3) The 50-acre minimum is not met. Applicant asked for their adjacent property to be considered to meet minimum requirement. They would need a variance or CEO approval. CEO, Mr. Gates, agreed since both properties are owned by the applicant, the required 50 acre minimum is met.
- 4) The rental contract was provided for financials.

Mr. Young explained the NYS SEQR section 617.5(c)21 states minor temporary uses of land having negligible or no permanent impact on the environment;" was discussed. This application was affirmed as such.

Mr. Rosiek asked the size of the wedding and the applicants stated 150 people, as it is the maximum amount allowed under their service agreement with their renters of their property.

The Fiores gave the background on the property and stated their contracted guests had approached them asking to rent their property for their wedding.

Mr. Rosiek asked where the ceremony was being held -if it was in the house or in a tent outside. The Fiores stated it would be in the tent and the ceremony and reception are outdoors. All the vendors are external and contracted through Nolan's Catering. The Fiores are still waiting on the liquor license to be provided. The applicant stated they are only providing their land and only own it, as they reside in Long Island.

Mr. DeRue asked if the wedding party and guests would have access to the pool. The Fiores said no and that it is secured with a keycode and they installed a new, compliant fence.

Mr. Rosiek asked if all the acreage is being utilized by their contracted guests. The applicants stated the driveway and cars will be away from the tent and the people. The driveway is a horseshoe and applicants are having separate ingress and egress for event.

Mr. Rosiek inquired about allotted parking and if a person is assisting parking. The applicant said they are estimating about 50 cars but 300 cars can fit and there are people directing traffic.

Ms. Smith asked if they are having a valet to eliminate guests parking. The Fiores replied they are not, but the bride could hire valets.

Mr. Rosiek questioned if there were three on-site staff and Cory Trewer of the Honeoye Falls Fire Department. The applicants said yes.

Mr. Rosiek asked if there was any security. The applicants stated no, because it is a small wedding party.

Mr. Rosiek asked who is providing the music and the applicants stated the bride is and she is getting a certificate of insurance. They said the music is only allowed so much amperage and music will be done at 10:30 pm.

Mr. Voorhees asked if the Fire Department walked the property. The Fiores stated only Cory Trewer has and the property is big and open and the fire hydrant is far, but the area has gravel as a fire deterrent.

Mr. Rosiek asked about EMT having driveway access. The applicants said that all the cars can be off the driveway access.

Mr. Rosiek asked how many guests are stay in the house and if it was the bride and eight others. The applicants said that the house sleeps 15 but there are only eight guests staying there.

Mr. Rosiek asked the Board if they had any additional questions. The Board needed more time to review the paperwork they were just supplied.

Mr. McCourt questioned if the event is one day, yet the applicants' website states there is a two-night minimum. The Fiores said the guests have it the night before the wedding and the night of the wedding.

Mr. Rosiek stated according to the applicants' website, it is listed as an "Event Center." The applicants said that is their long-term goal - with more permits - and they have no other events planned other than the bride who approached them.

Mr. Rosiek informed the applicants they need to have the Mendon Fire Department review the emergency ingress and egress.

Mr. DeRue questioned if there were parking attendants and they make provisions to assist the guests getting out as they will be parking on the lawn. The applicants said they will have hay down to help if the ground is moist.

Mr. Rosiek asked Mr. Young about the vendors and the liquor license. Mr. Young informed the applicants they need to provide the Board with the liquor license and they need to get the contract with Nolan's. The Fiores stated they do not have the liquor license, because it must be 18 days prior to the event per New York.

Mr. Young they may be able to get conditional approval pending the contract with Nolan's, Liquor License, and EMS review.

Mr. Voorhees said he wants the Fire Department to walk the property.

Mr. Rosiek stated the Board needs tent locations and bathroom locations on the applicant's site map, and that the Board needs time to review all the paperwork.

Mr. McCourt said there will be an issue with the mud and guests getting their cars out. The applicants stated they can plan to have the gravel road used on the back of the property where it is all downhill.

Mr. McCourt told the applicants they need to have alternative parking on their site plan.

Mr. Rosiek summarized what the applicants must provide:

- 1) Add Tent location to the site plan
- 2) Add Bathroom location to the site plan
- 3) Add refuse location to the site plan
- 4) Alternative parking
- 5) Nolan's COI (Nolan's providing tent, liquor, food)
- 6) EMS/FD approval once they have walked the property
- 7) Provide the accessibility plan with Fire Dept.

Mr. Rosiek also stated the CEO needs to inspect the tent, as it is a temporary structure.

Mr. Young stated it is SEQR Type 2.

Mr. Rosiek opened the Public Hearing at 7:50 pm

Mr. Rosiek told the applicants the music needs periodical sound checks to ensure they are not exceeding maximum decibel allotment.

Mr. Voorhees asked if the tent has sides and the applicants stated yes.

Mr. McCourt asked if the applicants needed temporary signs. The Fiores replied they will have temporary signs for traffic flow and they also have chains to block off one-way egress until needed.

Mr. McCourt inquired about security and Mr. Rosiek confirmed it is the applicants' staff and Corey Trewer as EMS, too. The applicants stated they do not want security with firearms.

Mr. Rosiek stated their staff/security is mainly needed to keep cars moving and eliminate the traffic on Pond Road. The applicants stated they are making it all right-hand turns for ingress and egress as Pond Road is 55 MPH.

Ms. Smith asked if the cars will then need to turn around somewhere, and the applicants stated yes, as the road is 55 MPH.

Mr. Young stated security is not required because it is not a public event, and they shouldn't have uninvited people showing up.

Ms. Smith clarified this is a Special Use Permit for this one event only and they do not want to set precedence for future events.

Mr. Young stated he just got the final, updated paperwork from the applicants at 5:30 today.

**MOTION**

Mr. Rosiek moved, seconded by Mr. DeRue, to close the public hearing at 7:57pm.

**ADOPTED**

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

Mr. Rosiek stated that they will need to proceed at next Planning Board Meeting on September 1, 2021, as the determination is fairly involved.

The Fiores confirmed they need Nolan’s contracts and CEO to inspect the tent on Thursday before the event.

Mr. Voohrees expressed his concern about EMS and the applicants also need to have the location of the bathrooms, tent, refuse, and alternative parking. The applicants understood.

Mr. Rosiek informed the applicants all this information is needed one week prior to the September 1<sup>st</sup> meeting. The Fiores understood.

**PUBLIC DISCUSSION**

There were no public comments.

**GENERAL DISCUSSION**

The Board discussed the applicants desire to open a winery, bed and breakfast, and event center and the Special Use Permit in a residential district.

There were no attendees on Zoom.

**MOTION**

Ms. Smith moved, seconded by Mr. Voorhees, to adjourn the meeting at 8:13 pm.

**ADOPTED**

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