

A Regular Meeting of the Planning Board was held on Wednesday, June 21, 2023 at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY, 14472 at 7:00 PM

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

ATTORNEY: Donald Young

TOWN ENGINEER: Mike Simon, LaBella, PC

OTHERS: Town Councilperson, Brent Rosiek; Thirteen residents; Wendy Greer via Zoom.

Minutes were taken by Katrina Allen

Ms. Smith began the meeting at 7:12 PM

MINUTES

MOTION

Mr. Krukowski moved, seconded by Ms. Sayers to approve the minutes of the June 7, 2023 meeting.

ADOPTED

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

HELLEMS SUBDIVISION AND CURRAN SITE PLAN PUBLIC HEARING

Chris and Maureen Hellems, 310 Quaker Meeting House Road, Honeoye Falls, NY for a two-lot subdivision on property located on 310 Quaker Meeting House Road, Honeoye Falls, NY, consisting of 2.515 acres. One lot will be 1.353 acres and one lot will be 1.162. On the 1.162-acre lot, Jeff and Chelsea Curran intend to build a single-family home and have submitted a proposed site plan. Tax account no. 222.01-1-36.12. Zoned RA-1.

Bill Grove, engineer for the applicants, approached the Board with Mr. and Ms. Hellems and Mr. and Ms. Curran. Mr. Grove explained they are splitting the existing lot into two, and it is so Mr. and Ms. Curran can build a house next to her parents, Mr. and Ms. Hellems. There is public water and the septic was submitted to the Department of Health (DOH). They are waiting on the response. The house was shifted three feet to the north to meet the ten-foot setback, and the driveway will have a turnaround. He has checked with the Monroe County Water Authority regarding the flow of the hydrant. There are four or five existing boxelder trees that are in the leech area and will be removed, but the remaining trees will remain as a buffer. He has addressed the Code Enforcement Officer’s (CEO) comments and the Town engineer’s comments. The electrical service and culvert are at the road.

Ms. Winship said regarding the June 13th mapping, there is a typo on a contour line. Mr. Grove will adjust it.

Mr. Krukowski asked if there will be a walk-out basement. Mr. Grove said yes, on the backside.

Ms. Smith opened the Hellems Subdivision and Curran Site Plan Public Hearing at 7:17 pm.

PUBLIC COMMENT

Jim Baker, 237 Cheese Factory Road, congratulated the parents, their daughter, and son-in-law. He said he enjoys being next to them as their neighbor, and he said it would help if they would be considerate of the tree buffer.

MOTION

Ms. Sayers moved, seconded by Mr. DeRue to close Hellems Subdivision and Curran Site Plan Public Hearing at 7:19 pm.

ADOPTED

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

The Board reviewed the determination and Mr. Young stated State Environmental Quality Review (SEQR) is a negative declaration.

Resolution Approving Subdivision and Site Plan for Property at 310 Quaker Meeting House Road, Tax Account No. 222.01-1-36.12

WHEREAS, an application was received from Grove Engineering on behalf of Chris and Maureen Hellems (the “Applicant”) relative to a parcel at 310 Quaker Meeting House Rd. (Tax Map No. 222.01-1-36.12), which parcel is approximately 2.515 acres in size (the “Property”), for preliminary and final subdivision of such Property such that it is subdivided into two lots, including a 1.353 acre lot (the “Northern Lot”) and a 1.162 acre lot (the “Southern Lot”), all in accord with a subdivision map entitled “Quaker Heights Subdivision” drawn by Measday Land Surveying & Mapping, last dated June 13, 2023 (the “Subdivision Map”); and

WHEREAS, the application also seeks preliminary and final site plan approval at the Southern Lot for the construction of a four bedroom single family home there, all in accord with a site plan map entitled “Curran Property” drawn by Grove Engineering, PLLC, and last dated June 13, 2023 (the “Site Plan”) (said site plan and subdivision applications collectively referred to herein as the “Application”), with an existing single family home remaining on the Northern Lot,; and

WHEREAS, the Planning Board has reviewed the Application and considered the same pursuant to the Town of Mendon Code; and

WHEREAS, the application is an Unlisted Action pursuant to SEQR.

NOW, THEREFORE, BE IT, RESOLVED, that the Planning Board hereby approves the attached Parts 2 and 3 of the EAF, and issues a Negative Declaration relative to the Application; and

BE IT FURTHER, RESOLVED, that Preliminary and Final Subdivision approval relative to the Application, all in accord with the Subdivision Map, is hereby granted, subject to THE conditions set forth herein; and,

BE IT FURTHER, RESOLVED, that Site Plan approval relative to the Application, all in accord with the Site Plan, is hereby granted, subject to the conditions set forth herein; and

BE IT FURTHER, RESOLVED, that said approvals are subject to the following conditions:

1. That prior to signatures on the Site Plan, the signed Subdivision Map shall be filed,
2. That prior to signatures on the Subdivision or Site Plan, comment #s 1-4 the Town Engineer, issued pursuant to letter dated May 15, 2023, be addressed to the Town Engineer's satisfaction.
3. That prior to signatures on the Site Plan, comment #s 1, 2, 6 and 7 of the Code Enforcement Officer, issued pursuant to letter dated May 24, 2023, be addressed to the Code Enforcement Officer's satisfaction.
4. That prior to issuance of a Certificate of Occupancy, that comment #s 3 and 5 of the Code Enforcement Officer, issued pursuant to letter dated May 24, 2023, be addressed to the Code Enforcement Officer's satisfaction.
5. That any approvals/permitting required by the Dept. of Health be obtained.

MOTION

Mr. DeRue moved, seconded by Mr. Krukowski to approve the Hellems Subdivision and Curran Site Plan.

ADOPTED

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

CAWLEY SUBDIVISION PUBLIC HEARING

Joshua Cawley, 1100 Pittsford Mendon Center Road, Honeoye Falls, NY, for a four-lot subdivision on property located on Pittsford Mendon Center Road and Topspin Drive, Honeoye Falls, NY, consisting of 20 acres and 10.80 acres. Tax account nos. 204.02-1-8 and 204.02-1-36. Zoned RA-5.

Ms. Smith stated it is a continuation of the Public Hearing from the June 7, 2023 Planning Board Meeting.

The Board invited Josh and Courtney Cawley with their surveyor, Anthony Venezia of Venezia Land Surveyors, to the table.

Ms. Smith stated the Board is very concerned regarding the historical impact. If the applicants are approved, how will it all look. She stated it is just a subdivision, but there are three residential building lots, and that needs to be considered.

Ms. Smith said Board also needs to complete SEQR. She advised the Cawleys an electronic photo simulation showing the homes' location, finished floor elevation, and landscape screening would be needed. Ms. Smith said Mr. Cawley submitted photos, and the Board appreciated that, but the Board wants to make sure it is not too intrusive.

Mr. Venezia asked what if someone buys the lot, and that is not what they want to build? Ms. Smith the simulation would not be the specific houses. Mr. Venezia said this will be an added cost for the Cawleys.

Ms. Winship said it should show massing, buildings, and surroundings. Mr. Cawley said it seems to be back and forth with the requirements of houses on the map. He was told to add them and then to remove them. He is just trying to subdivide.

Ms. Smith said the Board knows the applicant's intent is to have three houses. He would not be able to subdivide without a plan in place.

Ms. Winship stated SEQR considers the environmental impact, not just erosion. It considers the

environment and setting and that is why the mass and scale is so important. She said it will help his argument. It will show what he has planned for the sites, and it can be a photo montage or a sketch, but he can put something there that will work and can be tastefully done.

Mr. Simon said we are looking for approximate floor elevations with grading, and as Ms. Winship said, the mass, scale, and floor elevation and can be done without all the expense.

Mr. Cawley asked if it is possible to get a better understanding with questions and answers.

Ms. Smith stated that is difficult without pictures. Mr. Krukowski said the Board wants something tangible.

Ms. Sayers advised Mr. Cawley to show a hedgerow. Mr. Venezia said there is a significant hedgerow on the southside in addition to a berm.

The Board discussed the pictures supplied by the applicant.

Mr. Young explained SEQR to the applicant.

Mr. Young stated it would have been easier if a site plan was submitted with the subdivision. The Board is considering something without a site plan.

Mr. Venezia asked if Code has a stipulation requiring a site plan with subdivisions. Mr. Young said yes, but it is not required or the applicant would not have been able to submit his application.

Ms. Smith advised the applicants the Board cannot make a decision tonight without SEQR and a visual showing scale and mass and landscape screening including hedgerows.

Mr. Cawley asked what the parameters are. Mr. Simon said rough, approximate grade, mass, and scale.

Mr. Young advised this is all needed for SEQR to consider the historical impact of the proposal.

Mr. Venezia asked if Mr. Cawley gets everything completed, can SEQR be completed by the next Planning Board meeting. Mr. Young stated there is not a timeframe, because the Board does not know what it will receive from the applicant.

PUBLIC COMMENT

Emily Watson, 822 Pittsford Mendon Center Road, said Mr. Cawley added these lots to the Agricultural District. What happens when they are divided?

MOTION

Mr. Krukowski moved, seconded by Mr. DeRue to keep the Cawley Subdivision Public Hearing open until August 2, 2023 Planning Board meeting or when Mr. Cawley is next present and the Clerk will advertise said meeting.

ADOPTED

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

EQUICENTER SPECIAL USE PERMIT AMENDMENT PUBLIC HEARING

The Equicenter, 3247 Rush Mendon Road, Honeoye Falls, for a special use permit amendment for site plan approval to expand the south barn 16,000 square feet, provide a 30-foot wide trail connection easement on the southwest corner of the property, south of the Lehigh Valley Trail, to Semmel Road Park to allow Mendon residents direct access to the new recreational area directly from the rail bed, and to increase the number of participants in the Equicenter programming from six to 50 at any given time on

their property at 3247 Rush Mendon Road, Honeoye Falls, consisting of 200 acres. Tax account no. 215.03-1-6.1. Zoned RA-1.

Mr. Young and Ms. Sayers recused themselves due to conflicts of interest.

Katherine Hatch and James Brownsword of the Equicenter approached the Board with their architect, Doug Templeton of Hanton Architects.

Ms. Hatch stated the Equicenter is not increasing the number of participants on site, but rather increase the South Barn to create an equine classroom and lessen the waiting list. This would create a second classroom. This is better for the horses and their health and a better skill set for the participants. It is volunteers walking the horses, and this would allow for less turning.

Ms. Smith asked if they will be increasing the number of horses. Ms. Hatch stated they would increase by four, and always adhere to the Town Code. They have ample acreage and well below the maximum number of permitted horses.

The pasture was discussed.

Ms. Smith asked if they are adding a parking lot. Ms. Hatch showed on the displayed plans where parking is located. They are incorporating a parking lot that is ADA compliant and in between the two barns. They are rerouting the roads just to accommodate the new building as the current driveway would go through the new building.

Ms. Winship asked how many more parking spaces are planned. Ms. Hatch stated eight more spaces. Ms. Winship asked how they calculated that. Ms. Hatch said it was done by the engineers and illustrated the places on the presented diagrams.

Busses versus cars was discussed.

Ms. Winship said parking must adhere to Town Code; however, this specific use is not listed in the Code, so the Board has discretion on the number of spaces required and if the number of spaces proposed meets their needs, then it seems ok.

Ms. Smith asked where employees park. The applicants showed the location on the presented mapping.

Ms. Smith asked if they are adding more employees. Ms. Hatch said they are adding hours not bodies, and could potentially increase by five or six more employees. They have 15 now and could possibly increase to 20-21 at any given time.

The lighting and its location were discussed.

The Board and applicants discussed the easement.

Mr. DeRue asked about the draining and parking lot. Mr. Brownsword stated the parking lot is gravel. Mr. DeRue said it will freeze. Mr. Brownsword advised it has always been gravel.

Ms. Hatch showed where the horses enter the riding arena.

Ms. Smith said the Board needs a site plan and ensure the parking is pitched properly. The lighting requirements are not near the property line but it is needed for site plan approval.

The electric was discussed.

Ms. Winship stated perc tests should be done where the septic is proposed. Mr. Brownsword showed the septic data and said it is on second page of the DDS report.

Ms. Winship said there needs to be an analysis of the septic to see if the existing system needs to be expanded. If so, then the perc test in the specific area of the new septic needs to be done.

A full site plan was discussed.

The Board stated what is required: A full site and grading plan including location of lighting, a septic analysis, and site drainage.

Ms. Smith opened the Public Hearing.

PUBLIC COMMENT

Brent Rosiek, 987 Mile Square Road, spoke regarding the thirty-foot easement. There are wetlands in that area, and the Town Board would consider using it, but it would be best to have a focus group created. This group would include a member from the Town Board, Planning Board, and Environmental Conservation Board.

MOTION

Ms. Winship moved, seconded by Mr. DeRue to keep the Equicenter Public Hearing open until the July 19, 2023 Planning Board meeting or when members for the Equicenter will be present and the Clerk will advertise said meeting.

ADOPTED

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

GENERAL DISCUSSION

The Board discussed the upcoming Planning Board meetings.

7/19/23 – Haffen Site Plan
– Equicenter SUP Amendment – tentative

MOTION

Ms. Winship moved, seconded by Mr. Krukowski to adjourn the meeting at 8:41 pm.

ADOPTED

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