

Town of Mendon Environmental Conservation Board

Meeting Minutes

Tuesday, June 6th, 2023

Present: Chair Peter Carosa, Margaret Bailey, Jon Bates, Tom Dubois, Tim Engström, David Wetter

Next meeting: Tuesday, July 11th, 2023, 7:00 PM

1. Call to Order: 7:00 PM

2. Approval of Past Minutes – May 2nd, 2023

- The Board unanimously approved the minutes from the May 2nd, 2023 meeting

3. New Business

- Hellemes Subdivision/Curran Site Plan
 - The Board discussed a proposed subdivision of one lot (2.5-acres) along Quaker Meeting House Road. The applicant is seeking approval to subdivide their lot into two lots – a 1.353-acre lot and a 1.162-acre lot. The southern lot would be sold and the intended buyer submitted a separate application for a proposed a single-family residence on the new lot. No Environmental Protection Overlay Districts (EPODs) are present on the parent parcel. The Board didn't foresee any issues with the proposed subdivision and residence and did not recommend either applicant apply for an EPOD permit.
- Equicenter SUP
 - The Board discussed a special use permit application for the Equicenter at 3247 Rush-Mendon Road. The SUP was seeking three amendments: (1) site plan approval of a 16,000 SF South Barn expansion, (2) a 30-foot-wide trail & easement to connect the Lehigh Valley Trail to Semmel Road Park, and (3) allowing the increase of the number of concurrent participants at the facility from 6 to 50 people. Environmental Protection Overlay Districts (EPODs) #1, #2, #3, #7, #8, and #9 are present on the site. The Board didn't foresee any issues with the proposed barn expansion and did not recommend the applicant be required to obtain an EPOD permit. However, the Board did foresee some issues with the proposed trail and easement. The trail and easement would have to cross EPODs #1, #3, #7, #8, and #9, including crossing a USGS delineated stream. The Board had some follow-up questions for the applicant and recommended a more detail investigation of the trail & easement occur. Amendment #3 would increase the number of people and horses on the property at any given time. The Board did identify some potential environmental impacts, none of which were directly related to the EPODs on the property.

4. Monroe County Environmental Management Council Updates – David Wetter

- The meeting on May 17th included an overview of Monroe County Department of Environmental Services presented by the Department's Director

5. Town Board Updates – Tom Dubois

- Spray Park Opened on Memorial Day
- National Guard Memorial Dedication is scheduled for this Sunday, June 11th
- Short-Term Rental Law potentially being voted on this Monday, June 12th during the Town Board Meeting

6. Meeting Adjournment: 8:12 PM