

Approved

December 18th, 2024

A Regular Meeting of the Planning Board was held on Wednesday December 18th, 2024, at the Mendon Town Hall, 16 West Main Street. Honeoye Falls, NY 14472 at 7:00 pm.

PRESENT: Lauren Smith – Chair
Charlie Krukowski
Teresa Winship
Earl DeRue
Danielle Liberatore

ATTORNEY: Donald Young

OTHERS: Brent Rosiek, Town Councilperson
Emilio Moran, MRB
David & Paula Mitten
Mark Muller
Glenn Thorton
Michael Paplwosky
Rae Brown
Barry & Pat Brown
Jonathan Friedlander

Ms. Smith started the meeting at 7:01pm.

Minutes were taken by Brooke Buckland.

MINUTES

MOTION

Mr. Krukowski moved, seconded by Ms. Winship, to approve the minutes of the November 20th, 2024 meeting, as submitted.

ADOPTED

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

EquuStrong Special Use Permit

EquuStrong, 7647 Main Street Fishers, Victor, NY 14564, for a Special Use Permit to provide Equestrian and Nature – Based experiences to individuals in need, on property located at 951 Pittsford Mendon Road, Pittsford, NY 14534, consisting of 98.25 acres. Tax account no. 192.03-1-14. Zoned RA-5.

Mr. Friedlander and Mrs. Brown approach the board to discuss their application.

Oak Ridge farm has been in existence since 1974 and has housed horses for over 70 years.

EquuStrong has spent the last year experimenting and utilizing Oak Ridge Farm to determine what works and what needs improvement as a ‘working horse farm.’

Mr. Freidlander shares Ms. Hunter’s, the property owner, letter of support with the Board.

Ms. Liberatore was absent at the last meeting and asked the applicants to recap on who their audience is and what their background is with using nature and horses as apart of the healing journey.

Mr. Friedlander explains his wife is a lifelong equestrian and by guilt by association, he was introduced to the equestrian lifestyle. Jonathan and his wife were the founders of the Equicenter located here in the Town of Mendon in which runs a similar operation. They ran this for 18 years before it was time for them to shape things in a different direction.

Ms. Liberatore, asked if this is self-funded or if they intend to receive funding for this program.

Mr. Friedlander says they are a 501C3 charity. Therefore, it will be a combination of fees for service, as well as fundraising.

Ms. Liberatore is curious if they have already been advertising and if so, is there is a waitlist. As she saw their website is live.

Mr. Friedlander says they have not started to push for any advertisement yet, aside for them searching for the demand over the last year. And as part of the process to get established they created a website. However, they have had entities approach them such as Monroe County Sheriffs, Ontario County Sheriffs, Todd Baxter, New York State Police.

Ms. Smith asked if they intend to install any signage at the road.

Mr. Friedlander says no, they intend to operate as EquuStrong at Oak Ridge Farm. As there is already an Oak Ridge Farm sign at the road.

Ms. Smith asked if they intend to install any additional lighting.

Mr. Friedlander says no, the existing lighting is sufficient. However, the hours of illumination may change as the seasons change and feeding schedules. But no significant changes.

Ms. Winship asked if the lighting is free standing or attached to the barn.

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Mr. Friedlander says there is one freestanding light pole that will stay illuminated throughout the night but there will be no changes to the existing light pattern. All other lighting is attached to the barn structure.

Discussion ensues around areas of parking.

Roughly 20 parking spots. However, that is not their intentions to fill 20+ parking spots at once.

Mr. Friedlander explains there is enough room for tractor trailers, buses, fire trucks to turn around should they need to enter.

Ms. Winship says she thinks this is a perfect fit for Mendon and the community and she appreciates that they are utilizing the existing elements of the property.

Ms. Liberatore asked the applicants if they plan to use the entrance off W Bloomfield Road.

Mr. Friedlander says they do not intend to use that after reviewing the comments and concerns from the Code Enforcement Officer.

Mr. DeRue asked if they will be storing any other equipment besides the tractor and if they plan to process their own hay.

Mr. Friedlander says they will not be processing their own hay and they will continue to purchase their supply. The only piece of equipment EquuStrong has added is a small side by side.

M. Smith reviews the screening and buffering of the property and agrees it is appropriate as it has not been an issue in the past.

Mr. Friedlander points out a neighbor in the audience and explains he is the closest to the property and any screening/buffering should be determined by him.

PUBLIC HEARING

Rae Brown approaches the Board and discloses he is a neighbor to Oak Ridge Farm and is in full support of EquuStrong and the intentions of their program.

MOTION

Mr. DeRue moved, seconded by Mr. Krukowski to approve the application pursuant to the conditions set forth in the written resolution.

ADOPTED

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

**TOWN OF MENDON PLANNING BOARD
SPECIAL USE PERMIT AND SITE PLAN DETERMINATION FOR STABLE / RIDING
ACADEMY AT 951 PITTSFORD MENDON RD.**

WHEREAS, EquuStrong, Inc. (the “Applicant”) has filed a site plan application and a special use permit application to operate a Stable / Riding Academy (collectively, the “Application”) on property at 951 Pittsford Mendon Rd., Pittsford, NY in the RA-5 District (the “Property”), all pursuant to the Application materials on file with the Town where they are available for review by the public; and

WHEREAS, Stables / Riding Academies, as defined at Section 260-51 of the Mendon Town Code, are permitted in the RA-5 District per the Mendon Town Code at Section 260-13[d] as a specially permitted use; and

WHEREAS, the Planning Board has fully reviewed and considered all submissions and information relevant to the Application, including any comments at the duly held public hearing.

NOW, THEREFORE, BE IT, RESOLVED, that the Application is an Unlisted Action pursuant to SEQR, and, in accordance with the attached EAF, a negative declaration is hereby issued relative to the same; and, be it further

RESOLVED, the that, with respect to certain relevant details pertaining to the Application, the Planning Board finds as follows:

1. The Applicant seeks a special use permit to operate a Stable / Riding Academy “to provide equestrian and nature-based experiences to individuals in need.”
2. The land proposed for the use exceeds the minimum ten acres required.
3. A single-family dwelling will remain on the Property.
4. Moreover, the Applicant has provided the following information:
 - a. The proposal involves riding lessons for the public taught by trained riding instructors.
 - b. The number of horses for boarding and/or training will not exceed the number of horses allowed according to Chapter 260-8N of the Town of Mendon Code.
 - c. There are no structures on the premises housing horses within 150 feet of any property line.
 - d. There will not be a riding ring within 50 feet of any boundary line.

- e. Structures on the land devoted to this use will not cover more than five percent of the area of the land devoted to this use.
- f. Any proposed lighting would be in compliance with Code, including as per 260-51; and, be it further

RESOLVED, that, thus, regarding the Special Use Permit requirements at Section 260-51 of the Code, the Planning Board finds that, the Application as proposed, based upon the record, including the findings above, and based upon the conditions set forth herein, satisfies the same; and, be it further

RESOLVED, that, regarding the Special Use Permit requirements at Section 260-24 of the Code, based upon the record before the Planning Board and the conditions set forth herein, including the Application materials, and based upon the significant size of the Property, and the fact that no construction of significant/primary structures is proposed, the Planning Board finds as follows:

- a. Ingress and egress from the Property is sufficient,
- b. Parking, as detailed in the Application, is sufficient,
- c. Refuse handling is sufficient;
- d. Utilities available are sufficient;
- e. Screening / buffering (as existing) is sufficient,
- f. Signs and lighting are compatible with the area;
- g. The required yard and open space is sufficient; and
- h. The Application is generally compatible with adjacent properties and other properties in the zoning district; and, be it further

RESOLVED, that, regarding the Special Use Permit requirements at Section 260-25 of the Code, the Planning Board finds that, the Application as proposed, based upon the record, and based upon the conditions set forth herein, satisfies the same, including given that no construction of significant/primary structures is proposed, as follows:

- a. The proposed use would not endanger or tend to endanger public health, safety, morals or the general welfare of the community.
- b. The proposed use will be in harmony with the probable future development of the neighborhood and will not discourage the appropriate development and use of adjacent land and buildings or impair their value.
- c. The Application is proposed in a manner that would mitigate potential adverse impacts and preserve or enhance the scenic, natural or historic character of the Town; and, be it further

BE RESOLVED, that, based the record of the matter before the Planning Board, including the aforementioned findings, as well as and subject to any conditions set forth herein, in accordance with Article VII of the Mendon Town Code, in consideration of all criteria and information relevant to the Application, the Application is approved, including approval of a Special Use

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Permit for the operation of a Stable / Riding Academy as set forth herein, as well as preliminary and final approval of the associated Site Plan, subject to the following conditions:

1. All outstanding comments of the Town of Mendon Code Enforcement Officer, including as per the letter dated December 10, 2024, shall be addressed to the satisfaction of the Town Code Enforcement Officer.
2. All outstanding comments of the Engineer for the Town of Mendon, including as per the letter dated December 10, 2024, shall be addressed to the satisfaction of the Town Code Enforcement Officer or designee.

Should site lighting be proposed in the future, the Applicant shall come back before the Board for approval of the same, which shall be considered an amendment to the Site Plan approval. In any event, any new lighting shall be dark sky compliant.

MITTEN SUBDIVISION & SITE PLAN

David and Paula Mitten, 8 Lawden Woods, Henrietta, NY 14467, for a three- lot subdivision and site plan approval on property located at 3741 Clover Street, Honeoye Falls, NY, consisting of 38.89 acres. Lots 1 & 2 comply with RA-5 zoning and will contain new homes, septic systems and driveways, Lot 3 will contain 27.89 acres with minor construction. Tax account no. 190.04-2-1.22 and 190.044.2-1.21. Zoned RA-5.

Glenn Thorton & Mark Muller approach the board and represent the Mitten's in their application.

The Mitten's currently own two parcels and wish to subdivide the lots to create three parcels. Two of the three lots will be residential building lots and occupied by the Mitten's sons.

Mr. Thorton discloses there are numerous EPOD's present on the property.

The plans have been submitted to the Monroe County Water Authority and they have given indication that they are ready to sign off on the plans.

Considering the water system will be supplying sprinkler systems in both houses, the engineer had to go with a 2" tap and a 3" service line.

The Health Department is ready to sign the plans for the two waste water treatment systems.

The DOT approves the two driveways being proposed and ready to issue a permit for installation.

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Mr. DeRue expresses his concern for the stagnation of the 3” water service.

Mr. Thorton assures Mr. DeRue that the Water Authority recommends and approves of this design.

Mr. DeRue suggest a transformer to be installed between the two proposed homes, opposed to running two underground services.

Mr. Thorton agrees, however that is ultimately left up to RG&E to determine the best fit design for the proposed site plans.

All utilities are being proposed in the lots in which they are servicing.

The applicants will be proposing an easement to the Town of Mendon for access from Lot 1 to Lot 2.

Ms. Winship asks the engineer how they developed the new lot lines for the proposed subdivision.

Mr. Thorton explains their goal was to create code compliant, minimum 5 acre lots, outside of EPOD’s, and with 100’ road frontages.

Ms. Winship asks the applicants engineer if they would be open to pulling the lots West, therefore they can pull the house proposed on Lot 1 out of the 500’ buffer for EPOD 5.

Mr. Muller says the applicants are not interested in pulling the houses out and that their intentions were to have the houses located in the woods.

Ms. Winship would like to see the area of disturbance of the trees being removed on the site plans.

Ms. Smith suggest the application be referred to the Historic Preservation Committee for their review.

Ms. Winship asked why they applicant chose to have a shared driveway instead of two separate

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driveways.

Mr. Thorton says the DOT would not grant them approval of two separate driveways. As there is already a farm driveway present.

All maintenance of the shared driveway will be determined in the deeds.

Discussion ensues around the disturbance of the woodlot surrounding the houses.

Mr. Thorton assures the board the goal is to disturb as little as possible and will provide the board with a site plan inclusive of areas of disturbance.

Mr. Krukowski points out the neighboring property in front of the proposed site plan, Poplowsky residence is within EPOD 5 as well.

The applicants intend to request for approval of an EPOD permit after review from the HPC.

Ms. Smith brings it to the applicants the presence of EPOD 6.

Mr. Moran – Town engineer, explains on behalf of the Code of Enforcement Office who has been in communication with the Monroe County Health Department that there is no significant threat to public health. However, they recommend the Town Engineer be present for inspection during construction for any disturbance to unknown materials. With respect to the Board, Mr. Moran suggest the applicant gets this in writing from the County Health Department that no necessary action is required and grant permission to construct.

Ms. Smith discusses amongst the Board and the applicants engineer in regards to what they will be looking for when they reappear at the next meeting

PUBLIC HEARING

Mr. Poplowsky, a Town of Mendon resident, and neighboring property, expresses his concern for the proposed site plans.

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GENERAL DISCUSSION

The upcoming meeting agendas were discussed.

January 1st – **Cancelled.**

January 15th– **Wallman Site Plan, Canfield Vet Special Use Permit & Mitten Subdivision & Site Plan.**

MOTION

Ms. Liberatore moved, seconded by Mr. Krukowski, to adjourn the meeting at 8:20pm.

ADOPTED

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