

Approved

February 17, 2021

A Regular Meeting of the Planning Board was held on February 17, 2021 at the Mendon Community Center, 167 North Main St. Honeoye Falls, NY 14472 at 7:00 pm.

PRESENT: Brent Rosiek
Earl DeRue
Thomas Voorhees

ATTORNEY: Donald Young

ABSENT: Lauren Smith
Christopher McCourt

OTHERS: Councilman John Hagreen, and Code Enforcement Officer Corey Gates, Zoning Board Chair Danny Bassette

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

Minutes were taken by Michelle Booth.

MINUTES

MOTION

Mr. Rosiek moved, seconded by Mr. Voorhees, to approve the minutes of the December 2, 2020 meeting, as amended.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye

GASCON SPECIAL USE PERMIT/SITE PLAN PUBLIC HEARING

David Gascon, 20 Courtenay Circle, Pittsford, requesting an extension of the Site Plan/Special Use Permit to open a vineyard and winery on 72.84 acres, Zoned RA-1, on Mendon Ionia Road, near the intersection of Taylor Road and Mendon Ionia Road. Due to COVID-19 the construction was delayed. Mr. Gascon is also requesting that the square foot of the production building be increased from 30ft x 70ft to 60ft x 70ft.

Mr. Gascon stated that construction was delayed due to COVID and he would also like to expand the production building. He agreed to additional parking spots to accommodate the expansion. Mr. Gascon confirmed that engineer, Glenn Thorton, reviewed and approved the wastewater design for the increased area.

Mr. Rosiek advised Mr. Gascon that a new, updated, and signed site plan will be needed for approvals.

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The Board reviewed the draft of the site plan and special use permit amendment.

Mr. Rosiek opened the Public Hearing @ 7:15pm.

There were no public comments.

The Board reviewed the ZBA Variance that was granted in February 2019.

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, to close the public hearing.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye

Mr. Young stated the original SEQR would be sufficient, they will not need to revisit. Having considered the previous SEQR, the Planning Board agreed the previous Negative Declaration still pertains.

MOTION

Mr. Rosiek moved, seconded by Mr. Voorhees, to approve the following site plan and special use permit amendment with conditions:

**TOWN OF MENDON PLANNING BOARD SITE PLAN AND
SPECIAL USE PERMIT AMENDMENT/REISSUANCE/RENEWAL FOR
PERMANENT FARM MARKET AT MENDON IONIA RD.,
TAX MAP PARCEL 216-04-1-10.1**

WHEREAS, in 2018, David Gascon (“Applicant”) filed a special use permit (“SUP”) application and site plan application (collectively, the “Application”) to operate a farm winery on his property on Mendon Ionia Road, south of the intersection of Taylor Road and Mendon Ionia Road (NYS Route 64), Honeoye Falls, NY 14472, tax account #216.04-1-10.1 (the “Property”), said property comprising approximately 72 acres in the RA-1 District in the Town of Mendon (the “Town”); and

WHEREAS, on or about February 7, 2019, the Town of Mendon Planning Board conditionally approved such application by way of resolution, including 17 conditions (the “Resolution”); and

WHEREAS, due to the pandemic, the Applicant has been unable to fully move forward with the subject development, and thus has requested extensions for the same.

NOW, THEREFORE, BE IT RESOLVED that the Resolution relating to the Application and SUP is hereby renewed, re-issued, re-approved and amended, as follows:

1. To the extent required, the Application is hereby approved, renewed, re-issued, re-approved and amended to extend approval, all as precisely set forth in, and in accordance with, the Resolution, including subject to all conditions set forth therein, except as otherwise set forth herein; and
2. Relative to Condition #12 in the Resolution, which is hereby modified, the Farm Winery License must be applied by for, and proof of the same provided to the Town, by August 7, 2021; and
3. Relative to Condition #13 in the Resolution, which is hereby modified, the Farm Winery License must be obtained, and proof of the same provided to the Town, by February 7, 2022; and
4. Relative to Condition #14 therein in Resolution, such Condition is modified to read as follows:

After issuance of a C/O, annual sales at the Permanent Farm Market shall be comprised of at least 51% of products comprised primarily of ingredients produced on site (“On-Site Farm Products”), except that: so long as there is a bona fide start-up Farm Winery at the Property, this requirement shall not apply until the date beginning February 7, 2026, and

5. The Farm Winery License shall be obtained and proof of the same submitted to the Town prior to obtaining a C/O or C/C for the project.
6. That to the extent the phase 2 processing barn is used as a Permanent Farm Market, no more than 2400 sq. ft. be used as a Permanent Farm Market. AND Further, Resolved, That Site Plan be amended to permit the 60x70 processing barn, subject to:

Submission of a final site plan consistent with the draft, acceptable to the Town Planning Board Chairperson, and to be signed by the Chairperson.
7. That within 6 months of issuance of a Certificate of Occupancy for the Phase 3 building, the Permanent Farm Market be decommissioned from the Phase 2 building.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye

HIGHLAND HEIGHTS RESUB PUBLIC HEARING

Jennifer Sheridan, 40 Winmark Way, Honeoye Falls, NY is requesting a 2-Lot Subdivision of lot on the corner of Winmark Way and Honeoye Falls Five Points Road, Honeoye Falls, consisting of 2.975 acres, zoned RA-1. The Lot is owned by Bonnie Staples, 1300 Honeoye Falls Five Points Rd. Tax account no. 221.03-2-36.1.

Gregg Bell and Matthew Palmer, from BME, appeared before the Board.

Mr. Rosiek stated this would be an unlisted action under SEQR.

The Board reviewed the application, Monroe County Planning and Development comments, and the SEQR paperwork.

Mr. Rosiek opened the Public Hearing @ 7:39 pm.

There were no public comments.

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, to close the public hearing at 7:40pm.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, for the negative declaration on this unlisted action in regards to SEQR.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye

MOTION

Mr. Voorhees moved, seconded by Mr. DeRue, to approve the subdivision with the following conditions:

1. Planning Board Chair signature line be added to the plans
2. Site Plan approval will be required for any building.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye

PRESENTATION

Tim DeRuyscher and Peter Kester, of the Mendon Fire Department, led an informal discussion regarding the new code requirements for fire service water supply.

The Board refers this presentation to the Mendon Town Board for any changes to the design standards.

PUBLIC COMMENT

There were no comments.

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GENERAL DISCUSSION

The Board reviewed information from the Village of Honeoye Falls' regarding the Wolfsberger Park project. The Board has no comments.

Mr. Rosiek advised that he will be running for Town Board in November.

There was discussion regarding Conservations Easements. Any changes should be addressed by the Town Board.

MOTION

Mr. Voorhees moved, seconded by Mr. DeRue, to adjourn the meeting at 8:48pm.

APPROVED

Mr. Rosiek – aye; Mr. DeRue – aye; Mr. Voorhees – aye