

Unapproved

May 6, 2021

A Regular Meeting of the Planning Board was held on May 5, 2021 at the Mendon Community Center, 167 North Main St. Honeoye Falls, NY 14472 at 7:00 pm.

PRESENT: Brent Rosiek (Chair)
Thomas Voorhees
Earl DeRue
Lauren Smith
Christopher McCourt

ATTORNEY: Donald Young

OTHERS: Councilman Thomas Dubois

Mr. Rosiek started the meeting at 7:03pm.

Minutes were taken by Michelle Booth.

MINUTES

MOTION

Mr. Rosiek moved, seconded by Mr. DeRue, to approve the minutes of the April 21, 2021 meeting, as submitted.

APPROVED

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

AUSTIN SITE PLAN

Elizabeth Austin, 82 Canfield Rd, Pittsford, requesting re-approval for a site plan that was approved in 2012. The property is located on Cheese Factory Rd, consisting of approx. 1.08 acres. Tax account no. 224.01-1-38.1. Zoned RA-1.

The Board reviewed the application and plans. They discussed the comments from the Environmental Conservation Board (ECB), Septic approval from Dept. of Health (DOH), and stormwater plan.

Mr. Rosiek advised the applicant to be mindful of the front/side setbacks on the property and to ensure the builders stay within the Town Code parameters.

Mr. Voorhees stated the driveway turn around should be 10ft, not the 8ft shown on the plans.

This is a Type II under SEQR and requires no further considerations.

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Mr. Rosiek stated the condition of approval:

1. The driveway turn around shall be 10 ft.

MOTION

Mr. Voorhees moved, seconded by Mr. McCourt, to approve the conditional, preliminary and final amended site plan.

APPROVED

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

ROSSI SITE PLAN AMENDMENT

Doug Eldred, Site Engineer, and Joe Rossi, 8 Camellia Rise, Fairport, requesting approval of an amended site plan. The property is located on Carolina Drive, consisting of 6 acres. Tax Account no. 191.04-1-8.23. Zoned RA-5.

Mr. Eldred explained the site plan. He stated the septic was already approved by the DOH. He distributed photos of the EPOD/pond on the property. He stated the homeowner would like to look into upkeeping the pond with a possible fountain.

Mr. Rosiek explained the pond is for stormwater and owned by the Town of Mendon. Essentially, any work done would usually be from the Town. Any other modifications would need prior approval.

The Board reviewed the comments from the ECB and the Highway Superintendent. The Highway Superintendent warned that the driveway is in the area where the snow gets stored, for snow removal of the circle, he would like the applicant aware of this.

Mr. Eldred provided a detailed response to the comments from the Code Enforcement Officer and LaBella Associates.

There was discussion about the French drain and septic locations.

Mr. Rosiek stated the 6 conditions of approval:

1. Sleeve the force-main under the driveway.
2. Show the area where the driveway is not allowed.
3. Note acknowledgement of snow removal area. “Applicant is aware proposed driveway is adjacent to the snow storage area and will likely result in additional snow in residential driveway”.
4. Identify easement line on the plan
5. Maintenance driveway will be added in the future, if required.
6. No improvements within the Conservation Easement.

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This is a Type II under SEQR and requires no further considerations.

There was discussion about the pond being located in the EPOD area.

MOTION

Mr. McCourt moved, seconded by Ms. Smith, to approve the conditional, preliminary and final amended site plan.

APPROVED

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

STOTT SPECIAL USE PERMIT PUBLIC HEARING

Julie Williams for Hilary Stott, 75 Langpap Rd, Honeoye Falls, NY, for a special use permit for a profit entertainment event at 1369 Pittsford – Mendon Road, consisting of 1.6 acres. Tax account no. 216.02-1-26. Zoned Commercial – Business.

The Board reviewed letters from the following business owners, approving parking for the event.

1. Kimberly Martin, Custom Kitchens
2. Ellen Miller-Sarkis, NYBP Inc.
3. Josh VanSkiver, VanSkiver Construction
4. Pilates of Pittsford
5. Christine Brush, Studio Move
6. Laura Villanti and Harold Joint, 1371 Pitts-Mendon Rd.
7. Deric West, Mendon Marketplace

Ms. Stott provided a comment letter in regards to Town Code 260.50 requirements.

The Fire Marshall approved the proposed evacuation plan.

Ms. Stott will need to return for approval on the second and third events of the year. The next Public Hearing will be scheduled for June 16, 2021 to cover the July and August meeting. This will give the community the ability to provide any feedback from the first event on June 12, 2021.

Mr. Rosiek opened the Public Hearing @ 8:13pm.

There was some discussion about the times, clean up, and COVID rules.

There were no public comments.

MOTION

Mr. Rosiek moved, seconded by Mr. Voorhees, to close the public hearing at 8:18 pm.

APPROVED

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

Mr. Rosiek moved, seconded by Ms. Smith, for conditional approval based on the following:

WHEREAS, Hillary Stott has made application for a special for-profit entertainment event for 1369 Pittsford-Mendon Road for the date of June 12th; and

WHEREAS, the applicant has received a variance from the ZBA for less than 50 acres, and

WHEREAS, the Planning Board has reviewed such application and associated materials.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board has considered all potential environmental impacts associated with the application, and finds that there are no likely significant adverse environmental impacts, and hereby issues a negative declaration.

BE IT FURTHER, RESOLVED, that the Planning Board hereby approves the application, subject to the following conditions:

- All required Department of Health approvals relative to Food Service are acquired,
- All required Liquor Licensing for the service of alcohol is obtained,
- Compliance with any COVID19 requirements of any Federal, State or other agencies with jurisdiction,
- Written approval of emergency access plan by the Fire Marshal,
- Hours of Operation for patrons outdoors shall be limited from noon to 11:00pm, and all vendors to exit property no later than midnight,
- Letter to be provided by security confirming dates and times security services will be provided,
- Regular sound checks with sound meter to ensure music/noise is in compliance with Code, and
- An offer of traffic cones/signage to neighboring businesses should they wish to prohibit parking.

APPROVED

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

PUBLIC COMMENT

There was no public comment.

GENERAL DISCUSSION

The upcoming meeting and agenda were discussed. The Board would like to see the ECB comments for the Sickles Site Plan.

MOTION

Mr. DeRue moved, seconded by Mr. McCourt, to adjourn the meeting at 8:36pm.

APPROVED

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