**The special meeting of the Mendon Town Board was held at 7:00 PM, Monday, October 24, 2022, at the Town of Mendon Falls Post #664 Community Center, 167 North Main Street, Honeoye Falls, NY.**

**PRESENT:** John D. Moffitt, *Supervisor*

 Cynthia M. Carroll*}*

#  Thomas G. Dubois *}* *Town Board*

#  Karen R. Jenkins *} Members*

 Brent Rosiek

#

**TOWN CLERK:** Michelle Booth

**HIGHWAY SUPERINTENDENT:** Andrew Caschetta

**OTHERS PRESENT:** Danny Bassette, *Zoning Board of Appeals Chair*, Lauren Smith, *Planning Board Chair,* Charlie Krukowski, *Planning Board Member,* and 15 others.

*Supervisor Moffitt called the meeting to order at 7:00PM. The Pledge of Allegiance was recited.*

# AGENDA

## (Resolution 22-224)

A motion was made by Mr. Dubois, seconded by Mrs. Carroll, to adopt the agenda as amended to remove communications from the agenda.

Adopted: Mrs. Carroll, Aye; Mr. Dubois, Aye; Mrs. Jenkins, Aye; Mr. Rosiek, Aye; Mr. Moffitt, Aye.

# PUBLIC COMMENT

The following people commented with support or opposition to short term rentals. The comments included how Short-Term Rentals can offer support to the small businesses in the surrounding area and provide a more local place to stay. There were also comments of concern, especially as to where these establishments are located. The general consensus being, they are not welcomed in residential areas, as the noise, transients, and overall disruptions seem overwhelming.

1. Margaret Fiore, 383 Pond Rd, Honeoye Falls – supported
2. Roseann Battle, 170 Pond Rd, Honeoye Falls – opposed
3. Sandra Cary, 20 Parkview Manor Cir, Honeoye Falls – opposed
4. Tom Gift, 670 Cheese Factory Rd, Honeoye Falls – opposed
5. Wayne Prentice, 28 Parkview Manor Cir, Honeoye Falls – opposed
6. Angela Hollick, 15 Hiram Way, Honeoye Falls – supported
7. Lauren Smith, 235 Boughton Hill Rd, Honeoye Falls – opposed
8. Zack Smith, 349 Monroe St, Honeoye Falls – supported
9. Email read: Steven & Deborah Chartrand, 33 Parkview Manor, Honeoye Falls – opposed
10. Email read: Deb Antetomaso, 24 Parkview Manor, Honeoye Falls – opposed
11. Email read: Mark Battle, 14 Hurlingham Dr, Honeoye Falls – opposed
12. Email read: Rick Altier, address not provided – supported
13. Email read: Andy Conroy, West Bloomfield Rd, opposed

**DISCUSSION/WORKSHOP REGARDING SHORT TERM RENTALS**

Supervisor Moffitt distributed information about Short Term Rentals, provided by the NYS Association of Towns, that could be helpful in reviewing the Town Code. The Board Members discussed the pros and cons of these rentals.

Mr. Dubois recalled several recent issues that make him believe it is important to review and clarify the code on this subject. He stated that buyer really should do their homework before buying a property to use in this fashion.

Mrs. Carroll wants to do what is best for the Town residents, she agrees with Mr. Dubois that we should modify the code to address the concerns of the residents. She certainly does not want to chase any business away, but would like a good balance.

Mrs. Jenkins supports short term rentals in general, she uses these more than hotels. However, she thinks they should be closer to the businesses, this helps local business and gives a place for people to stay.

Mr. Moffitt wanted to clarify that any changes made to the Town of Mendon Zoning Code has no impact on the Village of Honeoye Falls residents. The Village of Honeoye Falls has their own Zoning Code. The Town is not trying to overregulate by any means, this topic is not to regulate family activities or celebrations on private property by any means. Mr. Moffitt would like to review the owner occupancy, number of people, noise pollution, and parking concerns that come with these rentals. The hamlet is a good option for a short-term rental. He points out that the RA districts mean Residential Agricultural, there is not a “B”, for Business. He notes that different Zoning areas can have different rules.

Mr. Rosiek stated that most of Mendon is in an agricultural district. Looking at each zoning district could be beneficial. He stated that the Town has no mechanism to enforce the codes on these types of rentals. By the time the Code Enforcement officer is notified and takes any action, the renters have moved on. He will be attending a webinar on 10/27 in regards to this subject. He believes it is important for the Town to use home rule and keep control of these issues.

**PUBLIC COMMENT**

Wayne Prentice, 28 Parkview Manor Circle, Honeoye Falls, asked, hypothetically, who would like to trade their neighbor for a short-term rental and how would someone feel if they invest money into a new home and find out the neighboring home is a short-term rental.

Margaret Fiore, 383 Pond Rd, Honeoye Falls, wants to know if farming is a business in the Agricultural district. She askes if people would rather have this type of rental on a 3-acre lot or a 56-acre lot, like she has.

Mr. Moffitt stated that tonight was to gather information, thoughts, and concerns from the residents. The Board will continue to discuss this and some will attend the upcoming webinar on the subject.

Joseph Bennett, unknown address, says he really isn’t for or against this but he is open to some short-term rentals, they could be a good investment.

Zack Smith, 349 Monroe Street, Honeoye Falls, asked what defines a business.

**ADJOURNMENT**

***(Resolution 22-225)***

A motion was made by Mrs. Jenkins, seconded by Mr. Dubois, to adjourn the meeting at 8:16 pm.

Adopted: Mrs. Carroll, Aye; Mr. Dubois, Aye; Mrs. Jenkins, Aye; Mr. Rosiek, Aye; Mr. Moffitt, Aye.