

A Regular Meeting of the Planning Board was held on Wednesday, November 16, 2022 at the Mendon Community Center, 167 North Main Street, Honeoye Falls, NY, 14472 at 7:00 PM

PRESENT: Lauren Smith - Chair
Earl DeRue
Charlie Krukowski
Teresa Winship
Nicole Sayers

OTHERS: Town Councilperson, Brent Rosiek; David and Hilary Stott, 75 Langpap Road, Honeoye Falls; and Melissa and Frederic Laudise, 6184 Fawn Meadow, Farmington.

Minutes were taken by Katrina Allen

Ms. Smith called the meeting to order at 7:00 PM

MINUTES

MOTION

Ms. Sayers moved, seconded by Mr. DeRue to approve the minutes of the September 21, 2022 meeting.

ADOPTED

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

SONG SPECIAL USE PERMIT PUBLIC HEARING

Jennifer and Steve Song, 6414 Sunray Crest Victor, NY, for a special use permit for an apartment on the top floor at property located at 3913 Rush Mendon Road, Mendon NY, consisting of .13 acres. Tax account no. 216.11-1-12. Zoned Business District.

The applicants explained Ms. Song has her PhD in psychology and rents an office in Bushnell’s Basin. They have been looking for ten years to find office space for her. They were interested in the property at 3913 Rush Mendon Road, because she would utilize part of the downstairs space for her office, and they have a friend who wants to run a hair salon in the other downstairs space. The Songs said they are looking for permission to rent the apartment upstairs. They live in Victor and are only ten minutes away. Ms. Song said she consults with Mendon Pediatrics.

Ms. Smith said the applicants are here for a Special Use Permit for an apartment. The other uses in the building are not applicable at this meeting, although they are the Planning Board and appreciate planning.

Ms. Smith stated the first concern is the property is within 500 feet of Environmental Protection Overlay District (EPOD) number five – Historic Site. The Historic Preservation Commission (HPC) gave a report to the Planning Board.

Ms. Song said she has spoken with ECB Chairperson, Geoff Tesch.

Ms. Smith said the HPC had a lot of questions and concerns. She asked what the Songs' plan is with the exterior of the building.

Ms. Song said Mr. Tesch showed her a picture of the building from 1888 and when they brought the property, they did not know how much it would cost to fix the septic. When the applicants tore down the shed on the side of the building, they saw the cornerstone. Mr. Tesch told them to keep the white doors that are there. The Songs are not building out and will only add a window. They agreed to follow Mr. Tesch's guidance and make sure the window is white to match the doors. The applicants said Mr. Tesch told them they do not have to have a wooden window; they can use vinyl, as long as it matches the doors.

Ms. Smith said there is a clear definition between the historic property and the Songs' building, and as it stands now, it does not match the building to the west. She said the Songs are not making any structural changes.

The Board and the applicants discussed the entrances to the building.

Ms. Smith asked if there is a separate exit from the apartment and there are concerns if there is an emergency. Ms. Song said there is not, and she spoke with Code Enforcement Officer (CEO)/Fire Marshall, Corey Gates, at length. She said she realizes now they need a fire door and their priority is safety.

Mr. Krukowski asked about the siding. Ms. Song approached the Board and showed the locations of what is sided and what is matching. She showed where the window is going and the entrance locations.

The doors and sizes were discussed, as well as handicap accessibility.

Ms. Winship explained the applicants' site plan is handwritten and not very clear. The Board told the Songs to have a better site plan before their next meeting.

Ms. Smith asked about the septic. Ms. Song asked if Mr. Rosiek was present, as she has not met him in person. Mr. Rosiek is the Engineer the Songs have hired for the septic issues.

Mr. Rosiek explained the planned septic system, and it will require permits from the Department of Health (DOH), Department of Environmental Conservation (DEC), and the Department of Transportation (DOT). He also explained the Songs will be sharing the septic with the parking and how the tank and waste water is disinfected with ultraviolet rays (UV).

Mr. DeRue asked the brand of the septic system and how often it will be pumped. Mr. Rosiek said it will be Delta ECOPODs, and it will be pumped once a year.

Mr. DeRue asked if there will be an inspection after the initial startup. Mr. Rosiek said yes. It will be at six months.

The septic size, capability, and location were discussed.

Ms. Smith asked about the parking. She said the applicants spoke to the DOT, and they said the two available parking spots cannot be used. Ms. Song said she spoke to another person at the DOT, because Mr. Gates told her to, and that person said they can park there. The DOT said they can fit one car and maybe two.

Ms. Smith stated one condition of the Town is there must be two parking spaces for an apartment. Ms. Song said they will need a waiver as there is nothing else they can do to create two spots. She has spoken with the lessees of nearby buildings, to get a lease to park there, but some said no, and she has not heard back from others.

Ms. Smith said that leads to Ms. Song's office space. Office space requires a number of parking spaces per square footage, and with the size of the Songs' office space and hair salon, they must have eight spaces. Ms. Song said there is no way they can do that.

Mr. Song said Ms. Song's clients are only one-at-a-time, and the hair salon would be appointment only.

The office size was discussed.

Ms. Winship asked if there will be a shared bathroom. Ms. Song said yes, but they may add another bathroom, and Mr. Rosiek is taking that into consideration with the septic.

Ms. Winship said the Songs' concept works with what we want to see in the Business District, but parking is an issues Ms. Song said she has recently spoken to adjacent businesses.

The Board said the applicants can ask the Zoning Board of Appeals for a variance.

Hilary Stott spoke up, and said she owns two restaurants in the hamlet and is sure they can work out an arrangement with the Songs to lease some parking spaces. She said the employees can park there and walk to work, freeing up parking for their customers. Ms. Stott said there is public parking along the Lehigh Valley Trail, and offered other options with local businesses. Ms. Stott also stated she and David Stott will help guide the Songs through this process. Ms. Stott wants to see affordable housing in the area.

Mr. Stott said street parking is not an issue in the hamlet, and there is plenty of street parking on the west side of Route 65. On the north and south sides, there are 30 spaces on a Friday or Saturday night. Mr. Krukowski said he respectfully disagrees.

Mr. Krukowski said he is at the four corners every day. Mr. Stott asked if Mr. Krukowski lives at the four corners. Ms. Smith said that has no impact on what is being discussed.

Melissa and Frederick Laudise said that they were the former owners the property, and they want to run the hair salon there now. They have been to multiple towns and see other businesses with no parking.

Ms. Smith said there must be two parking spots for the apartment. The location is on a busy intersection. The Board will need the drawing for the septic with the approvals form DOH, DEC, and DOT.

Ms. Winship asked about the garbage. Ms. Song said Mr. Gates addressed that with them, and the garbage will be in the courtyard.

Ms. Smith said the applicant indicated it will be bins with a decorative screen to shield them. Ms. Song said yes.

The signs and lighting were discussed.

Mr. Rosiek said he will need the Planning Board Attorney, Don Young, to complete the State Environmental Quality Review (SEQR completed).

PUBLIC COMMENT

Hilary Stott said it is hard to employ people to entry level jobs, and people do not want to drive to Mendon for \$20 an hour. Ms. Stott said the Board stated there must be two parking spaces, but most cooks do not have cars. We cannot find people to drive out here to work. She said it is so nice to have affordable housing to attract people to employ, and they can assimilate into the Mendon ways. She said maybe people want to come here and walk to places. Ms. Stott said we are spoiled living in the suburbs and do not have to walk to establishments. We want to be able to park right up front and walk in. She said if you go to the city, it is no big deal to walk three blocks to get your hair done. We want affordable housing for people to come here and work and live here.

Mr. Song asked what they need next. Ms. Smith said they need a letter from Zachary at the DOT, on letterhead, attesting to the parking. The Songs need a legible site plan to scale and permits from the DEC, DOT, and DOH.

The Songs will reappear at the January 18, 2022 Planning Board meeting and have the necessary information to Katrina Allen by January 6, 2022, so the Board has adequate time to review.

The Board and applicants discussed the process and time to start working on the septic.

David Stott asked if the other businesses had to have Special Use Permits in the past, and he was told they did. Ms. Smith said we need to adhere the Town Code as it is now.

Ms. Song asked if she can get a waiver on the parking. She was told there is no waiver; it is a variance and is another process before the Zoning Board of Appeals.

Ms. Smith stated the Board will keep the Public Hearing open.

GENERAL DISCUSSION

The Board discussed their upcoming meetings, wording of code for Special Use Permits, The Town Comprehensive Plan, and public water.

MOTION

Mr. Krukowski moved, seconded by Ms. Winship to close the meeting at 8:48 pm.

ADOPTED

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