

Town of Mendon Environmental Conservation Board

Meeting Minutes

Tuesday, September 5th, 2023

Present: Chair Peter Carosa, Margaret Bailey, Jon Bates, Tom Dubois, Tim Engström, David Wetter

Next meeting: Tuesday, November 6th, 2023, 7:00 PM

1. Call to Order: 7:01 PM

2. Approval of Past Minutes – July 11th, 2023

- The Board unanimously approved the minutes from the July 11th, 2023 meeting

3. New Business

- McWilliams Subdivision
 - The Board discussed an application looking subdivide an existing 137.42-acre parcel into three lots, zoned RA-5, located on Mile Square Road. The proposed lots would be sized as follows: 105.971 acres, 10.208 acres, and 21.241 acres. Environmental Protection Overlay Districts (EPODs) #2 (Steep Slopes), #3 (Watercourse), #7 (Woodlot), and #9 (Soils & Ponding) are present on the existing lot. The Environmental Conservation Board recommended to allow the subdivision with the note that if/when development is proposed on any of the three lots, the ECB should review any plans to evaluate environmental impacts.
- The Haven at Westminster Short-Term Rental Application
 - The Board discussed an application looking to receive approval to Short-Term Rental in the existing 2,634 SF home at 3880 Rush Mendon Road in the hamlet of Mendon, zoned Business. The applicant would like to offer the rental as two separate units and as well as one combined unit that could host up to 18 guests at one time. The applicant has already secured a conditional area variance from the Zoning Board of Appeals to host up to 18 guests rather than the limit of eight people per the Town Code. Given the application has secured an inspection and recommendation from an expert on the existing septic system and the property is supplied by public water, the ECB gives a favorable recommendation on the application.
- Batterson Subdivision, Phase 3
 - The Board discussed an application looking subdivide off four lots from an existing 73.344-acre parcel, zoned RA-5, located on Mile Square Road near Taylor Road. The four proposed lots would be sized as follows: 1.052 acres, 1.033 acres, 1.090 acres, and 1.102 acres. After subdividing the original parcel would be comprised of the remaining 69.067 acres. Four lots have already been subdivided off this parcel (Batterson Subdivision Phases 1 and 2). Environmental Protection Overlay Districts (EPODs) #1 (Wetlands), #3 (Watercourse), #7 (Woodlot), and #9 (Soils & Ponding) are present on the existing lot, but none are present within the proposed lots. The Environmental Conservation Board recommended to allow the subdivision with the note that if/when development is proposed on any of the three lots, the ECB should review any plans to evaluate environmental impacts.

4. Monroe County Environmental Management Council Updates – David Wetter

- No update; next meeting on September 28th

5. Town Board Updates – Tom Dubois

- Spray Park back open until end of September
- Budget Proposal Process upcoming
- Youth Center reopening next month

6. Meeting Adjournment: 8:11 PM