

A regular meeting of the Planning Board was held on Wednesday June 4th, 2025, at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY 14472 at 7:00 pm.

PRESENT: Lauren Smith - Chair
Charlie Krukowski
Teresa Winship
Earl DeRue
Danielle Liberatore

ATTORNEY: Donald Young

OTHERS: Brent Rosiek - Town Councilperson
Emilio Moran, MRB - Town Engineer
Carmen & Adam Ishman – 304 Cheese Factory Road
Mark & Carin Wohlfeld – 16 Chateau Place
Meg & Dennis Segrue – 5 Chateau Place
Jana Gardner – 3 Chateau Place
Amy Rodriguez – 256 Cheese Factory Road

Ms. Smith started the meeting at 7:01 pm.

Minutes were taken by Brooke Buckland, Secretary of Planning and Zoning Board.

APPROVE APRIL 16th, 2025 MEETING MINUTES

Ms. Smith asked if anyone had any comments or concerns regarding the meeting minutes from April 16th, 2025. No comments were raised.

Motion to approve the minutes from the April 16th, 2025 Planning Board Meeting was made by Mr. DeRue and seconded by Mr. Krukowski. All in favor, none opposed.

Ms. Smith - aye; Mr. Krukowski – aye; Mr. DeRue – aye; Ms. Liberatore – aye; Ms. Winship – absent.

LEAR STABLES SPECIAL USE PERMIT

Amy Rodriguez of Lear Stables located on property at 256 Cheese Factory Road, Honeoye Falls, NY, for an amendment to her special use permit to extend her riding lesson stable onto the abutting property located at 280 Cheese Factory Road, Honeoye Falls, NY, consisting of 20.19 acres. Tax account no. 222.03-1-11. Zoned RA-5.

Amy Rodriguez presented her request for an amendment to her special use permit. She explained that she had been operating horseback riding lessons and boarding business at 256 Cheese Factory Road for nearly 10 years. In 2019, she began extending her boarding

operations to her neighbor's property at 280 Cheese Factory Road. Ms. Rodriguez admitted that she was unaware she needed to amend her special use permit for this expansion.

Ms. Rodriguez clarified that the operations on 280 Cheese Factory primarily involved boarding, with some seasonal riding in the fields and trail areas. She stated that all main operations, including traffic and client activities, still occur on her original property.

Ms. Smith inquired about the lease agreement with the property owners of 280 Cheese Factory.

Ms. Rodriguez explained that they have been friends since 2010 and have only ever had an informal agreement. The property owners of 280 Cheese Factory are often away due to their traveling ministry however, Ms. Rodriguez agreed to connect with them to provide a formal, notarized lease agreement to the town.

Ms. Smith informed Ms. Rodriguez of a letter received from a neighbor with concerns regarding the placement of a run-in shed and its impact on their ability to use their property for hunting and target practice.

Ms. Rodriguez stated that she obtained a permit for the shed and placed it in the only dry spot in the pasture. She estimated the shed to be approximately 80 feet from the property line of Edward Brown's laneway and another 50 feet from the Ishman property.

Ms. Smith opened the public hearing.

Adam & Carmen Ishaman approached the board to express their concerns.

Mr. Ishman spoke, expressing concerns about the extent of Ms. Rodriguez's operations on the neighboring property. He stated that she conducts lessons and events on the cross-country course, contradicting her earlier statement about only boarding horses. Mr. Ishman also mentioned ongoing disputes regarding his use of a shooting range on his property and Ms. Rodriguez's complaints about the noise affecting her business. He expressed concerns about the impact on his ability to use his shooting range on his property due to the proximity of Ms. Rodriguez's operations.

The board discussed the need for clarification on several issues, including:

- The exact distance of the run-in shed from property lines
- The nature and extent of the activities conducted on the neighbor's property
- The potential safety concerns related to the proximity of the riding activities to Mr. Ishman's shooting range
- The legal implications of the 500-foot rule regarding discharge of firearms near occupied structures
- The need for proper fencing between properties

Ms. Smith moved, seconded by Mr. DeRue to table the application until the July 2nd meeting to allow time to gather more information. They requested Ms. Rodriguez provide a notarized lease agreement. They also suggested the concerned neighbor provide documentation from the DEC regarding regulations on shooting near occupied structures.

The public hearing was left open for the July 2nd meeting.

ORDUNA 2- LOT SUBDIVISION

Marcus Orduna, 4 North Main Street, Honeoye Falls, NY, for a two-lot subdivision on property located at 52 Mendon Ionia, Honeoye Falls, NY, consisting of 1.97 acres. Tax account no. 216.02-1-15. Zoned RS-30.

Bob Hatch from Schultz Associates, representing Marcus Orduna, presented the application for a two-lot subdivision at 52 Mendon Ionia Road. The property currently consists of 1.97 acres with an existing house and garage. The proposal is to create two lots: one 0.97-acre lot and one 0.998-acre lot, with the existing house remaining on the larger lot.

Mr. Hatch explained that the property is zoned RS-30 residential suburban district, with a portion falling within 500 feet of the Environmental Protection Overlay District 5, believed to be the Mendon Cemetery. He noted that no immediate development was planned for the new lot, and that the subdivision was part of a divorce settlement.

Ms. Smith opened the public hearing.

Several neighbors asked questions & expressed concerns about:

- The minimum lot size required for building
- Potential access points for the new lot
- The impact on property values
- The proximity to the historic cemetery

Motion to close the public hearing was made by Ms. Winship, seconded by Mr. DeRue.

Ms. Smith - aye; Mr. Krukowski - aye; Ms. Winship - aye; Mr. DeRue – aye; Ms.

Liberatore – aye.

The board and Mr. Young discussed various aspects of the application, including:

- The need for site plan approval before any development could occur on the new lot
- The applicability of SEQR (State Environmental Quality Review) to the subdivision and potential future development
- The historic impact considerations due to the proximity to the cemetery

Motion to approve the Orduna Subdivision as proposed and pursuant to the written resolution was made by Ms. Winship and seconded by Mr. DeRue.

Ms. Smith - aye; Mr. Krukowski - aye; Ms. Winship - aye; Mr. DeRue – aye; Ms.

Liberatore – aye.

Resolution Approving Subdivision for Property at or about 52 Mendon-Ionia Rd.

WHEREAS, an application (the “Application”) has been received by the Town of Mendon seeking the subdivision of a ~1.97 acre lot at or about 52 Mendon-Ionia Rd., Tax Map 261.02-1-16, into two lots, as follows: Lot 1 to contain ~ .998 +/- acres and an existing residence, and Lot 2 to contain ~ .972 +/- acres, all in accord with the proposed subdivision map entitled “Orduna Subdivision” produced by Schultz Associates, and last dated on or about April 25, 2025; and

WHEREAS, as the Board understands it, no development is currently proposed; and

WHEREAS, the Application is an unlisted action pursuant to SEQR.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board has considered the Application and all relevant information, and finds that, as it pertains to the Short Form EAF Part 2, all eleven items identified are found to have “No, or Small Impact . . .,” including for all those reasons set forth in the record of the Planning Board, inclusive of the comments of the HPC, also including because the historic cemetery is across the street, that any proposed development of a home would be consistent with the neighborhood which is residential, and that any future development will be subject to an EPOD 5 Permit, and that such Part 2 be issued in accordance with such findings; and, be it further

RESOLVED, that, as per the above, the proposal will not result in any significant adverse environmental impacts, that a negative declaration is hereby issued, and that the EAF Part 3 be completed in accordance with such negative declaration; and, be it further

RESOLVED, that consistent with the HPC’s recommendation that notice of EPOD 5 be provided to any subsequent lot owner, the Subdivision Map shall be revised to clearly show the bounds of EPOD 5 and shall include a note that the parcels are within EPOD 5; and, be it further

RESOLVED, that Preliminary and Final Subdivision approval relative to the Application, all in accord with the map last submitted for the Application, is hereby granted, subject to the following conditions:

1. Delineation of EPOD 5 shall be made on the Subdivision Map to the satisfaction of the Town Engineer, all prior to any signature on the Map, in accord with the above.
2. Any outstanding comments of the engineer for the Planning Board shall be addressed to the satisfaction of the Town Building Inspector.
3. Any outstanding comments of the Town Building Inspector / Fire Marshal shall be addressed to the satisfaction of the Town Building Inspector.
4. Any easements required by the Town, including as shown on the plans, including all public and/or private utility easements and the filing/recording thereof, shall be reviewed by and determined to be sufficient and acceptable to Attorney for the Town (sometimes known and referred to as the Town Attorney).
5. Utility districting required, if any, shall be completed to the satisfaction of the Town Board or designee.
6. Any approvals required of the Monroe County Water Authority, including but not limited to as it relates to water hookup, shall be obtained.
7. That the note on the map which reads “Not an approved building lot” shall be clarified to instead read “Approved by the Planning Board for subdivision only. Further development shall comply with the Mendon Code, including. e.g., Chapter 260 which provides that ‘No site preparation or construction may commence until site plan approval has been given by the Planning Board.’”

GENERAL DISCUSSION

The Town of Mendon has received notice that NSF Victor Site 1 LLC has submitted an application to the Town of Victor to develop a 4.428 MWAC solar facility on approximately 34.93 acres located on Main Street Fishers.

The Board discussed this application and the effects it may have on our abutting residents.

Key points of discussion included:

- The proximity of the proposed solar farm to Irondequoit Creek and potential environmental impacts.
- Concerns about runoff and potential contamination from the solar panels.
- The visual impact on neighboring properties, particularly those on Tennyson Way.
- The need for proper screening of the solar farm.
- The potential impact on property values in the area.
- The location of the access road and its proximity to neighboring houses.

Ms. Buckland compiled a list of concerns from the Board to submit a letter to the Town of Victor's planning board for their consideration.

UPCOMING MEETING INFO

The board discussed upcoming meeting dates.

June 18th, 2025 – Silvarole Site Plan

July 2nd, 2025 – Lear Stables Special Use Permit

Motion to adjourn the meeting at 8:43pm was made by Ms. Liberatore and seconded by Mr. Krukowski.

Ms. Smith - aye; Mr. Krukowski - aye; Ms. Winship - aye; Mr. DeRue – aye; Ms. Liberatore – aye.