

A regular meeting of the Planning Board was held on Wednesday August 6<sup>th</sup>, 2025, at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY 14472 at 7:00 pm.

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

ABSENT: Danielle Liberatore

ATTORNEY: Donald Young

OTHERS: Brent Rosiek – Town Councilperson  
Carmen Ishman  
Adam Ishman  
Anthony Rodriguez  
Amy (Lear) Rodriguez  
Matthew Eldred – Attorney Representing Lear Stables  
Kaaren Anderson  
Scott Tayler  
Vince Micciche

Ms. Smith started the meeting at 7:15 pm.

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

**APPROVE JULY 2<sup>ND</sup>, 2025 MEETING MINUTES**

Ms. Smith asked if anyone had any comments or concerns regarding the meeting minutes from July 2<sup>nd</sup>, 2025. No comments were raised.

*Motion to approve the minutes from the July 2<sup>nd</sup>, 2025 Planning Board Meeting was made by Mr. Krukowski and seconded by Mr. DeRue. All in favor, none opposed.*

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

**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.

Ms. Smith expressed the Boards concerns from the previous meeting about safety issues and manure removal at Lear Stables. Amy confirmed that a safety plan, which is posted, has been in place and is ongoing. Additionally, she provided a detailed manure removal plan.

The primary issue discussed was the location of a run-in shed situated in Environmental Protection Overlay Districts 3 and 8. Ms. Smith informed the applicant that the Town of Mendon Environmental Conservation Board has performed a site visit and since reviewed this application following the previous meeting. Their report confirms this shed is located within the EPOD's.

Ms. Smith expressed the Boards readiness to approve the amendment if the shed could be relocated outside of these EPOD's.

Ms. Roriguez informed the Board she was going to defer to her attorney.

Matthew Eldred, representing Lear Stables, introduced himself.

Mr. Eldred and Ms. Rodriguez got connected through the farm bureau.

Mr. Eldred sought clarification regarding the EPOD boundaries and the necessary relocation of the shed. Using the map provided by the Environmental Conservation Board displaying teal-colored areas delineating EPOD's 3 and 8. Matt and the Board examined possible locations for the shed. Matt explained that the current placement was chosen to protect an elderly horse that is harassed by the other horses, and that the landlords preferred the alignment of the sheds for aesthetic consistency.

After considering various options for the relocation, Matt proposed moving the shed to a higher, drier location outside of the EPOD's but remaining within the same paddock. The Board discussed alternatives, noting that the area near the gate, although outside the EPOD's, was unsuitable due to wet and muddy conditions. Matt referred to topographical features, indicating their selected site was on higher ground, which avoided issues observed in other parts of the paddock.

Amy agreed to work with the Code Enforcement Officer for verification that the newly selected location for the shed does not encroach upon any buffer areas. She marked the rough location for the shed about 60 feet from its current position on a provided map and signed the document, confirming her compliance with the relocation terms.

The Public hearing was left open from the previous meeting.

Ms. Smith invited anyone from the Public to speak and take a look at the proposed new location of the run-in shed.

*A motion to close the Public Hearing was made by Mr. DeRue and seconded by Ms. Winship. All in favor, none opposed.*

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

Mr. Young presented the *draft* resolution comprising conditions for approving the amendment to the existing special use permit including language that would treat the operation as a single special use permit covering both properties (256 and 280 Cheese Factory Road).

Mr. Eldred expressed his concerns with language used in the *draft* resolution that could potentially cause conflict with enforcement.

A detailed discussion ensued about what would happen if the property at 280 Cheese Factory Road was no longer part of the operation in the future. The Board modified the language to ensure that if 280 Cheese Factory Road was no longer used, the special use permit would expire only for that portion, while the operation at 256 Cheese Factory Road could continue under the same permit.

A concern was raised by Mr. DeRue and brought to Ms. Smith attention.

The board entered into an executive session for an attorney/client discussion.

The board exited the executive session.

Ms. Smith asked Ms. Rodriguez to confirm the use for the primary barn located on 280 Cheese Factory.

Ms. Rodriguez confirmed the primary barn serves solely as Kaaren Anderson and Scott Taylor's residence, as well as, hay and equipment storage and does not house any horses.

Ms. Smith explained the Board's concern was, should this barn house any animals – it would not align with setback requirements outlined in the code for structures sheltering horses and thus would require a variance.

Ms. Smith asked the Board is there was any further concerns that have not yet been addressed.

The Board had no concerns.

*Motion to approve the Lear Stables Amendment to Existing Special Use Permit as proposed and pursuant to the written resolution was made by Ms. Winship and second by Mr. DeRue.*

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

### **GENERAL DISCUSSION**

The Board discussed a proposed administrative lot line adjustment concerning Mendon Green HOA land transfer to Mendon Foundation.

Mr. Rosiek explained that the Planning Board was heavily involved in setting up the conservation easement and the entire site plan approval process for this project, which has been ongoing for about 20 years.

The proposed change involved moving a lot line to transfer a piece of land from Mendon Green HOA to the Mendon Foundation. Currently, there is a small triangular piece (Lot 2) owned by the Mendon Foundation, and the proposal is to expand this to include additional land that is currently part of (Lot 1) owned by the Mendon Green HOA.

Board members expressed uncertainty about the proposal without reviewing the original site plan and understanding the history of the project. Some concerns were raised about potential changes in land use if the Mendon Foundation took ownership, including possible development of parking areas and increased public access that might affect neighboring properties.

The Board agreed they needed more information before making a decision, including documentation showing the original configuration compared to the proposed changes. The Board decided to postpone the discussion to the next meeting, with Ms. Buckland agreeing to send out additional information for review.

### **UPCOMING MEETING INFO**

The board discussed upcoming meeting dates.

<b>September 3<sup>rd</sup>, 2025 -</b>	<b><i>Crosby's Site Plan</i></b>
	<b>Osovski 2 – Lot Subdivision</b>
<b>September 17<sup>th</sup>, 2025 -</b>	<b>Orban 3 – Lot Subdivision &amp; Site Plan</b>

*Motion to adjourn the meeting at 8:46 pm was made by Mr. DeRue and seconded by Mr. Krukowski.*

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

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