

Planning Board of the Town of Mexico
Minutes of the Regular Meeting
Held March 1, 2021

Via Zoom commencing at 7:00 P.M.

Present: Nancy Weber, Chairman
Steve Salatti, Board Member
Gary Toth, Board Member
Matthew Mason, Board Member

Absent: Bonnie Loforte, Board Member
Rebekah Prosachik, Attorney
Ron Marsden, CEO
And 3 in the audience

Chairman Weber opened the meeting at 7:02 with the Pledge of Allegiance.

A motion was made by Board Member Toth and seconded by Board Member Salatti to approve the minutes of February 1, 2021. The motion was unanimously adopted by a vote of 4 ayes and 0 nays.

Rosato Variance

Rosato would like to convert his barn to a wedding/events venue. Weber said corrections were made on the SEQRA as per follows: 1 from yes to no and 8a to yes.

Weber complimented Rosato on his application. The planning board's job is to review the site plan and to make a recommendation along with conditions to the ZBA. Everything is drawn to scale. There are no bodies of water and no slopes.

Section 340 addresses variances. It is an existing building. Weber asked if he was doing a parking lot. Rosato said it would be 200 ft by 80 ft holding 87 cars. Rosato said probably 100 to 150 guests, with Covid the weddings are smaller. Weber asked about drainage. Rosato said that he was putting in runner crush. Weber said once the application is submitted there can't be any increases. Rosato said he could go smaller. Weber said that it could go smaller but not larger. Weber asked if he was going to beef up the driveway. Weber asked about handicap parking. Rosato said no. Weber asked about the entrance to the parking lot. Rosato said it was open. Weber asked how it would be marked. Rosato said he would have a 4x4 chain on the west side but would not be painting lines. He would have a parking attendant to park cars. Weber suggested having railroad ties to make spaces.

Weber asked if it would be seasonal. Rosato said yes. Weber asked about the septic tank. Rosato said the septic is 2,650 gallons. The property was a horse training facility. Salatti asked about the leach field. Weber said she suspects the leach field is where the parking lot would be. Rosato said he could move the parking lot closer to where the mobile home was. He could also rent porta-potties. Weber said he could put dye in the toilet to find the leach field. Toth said the dye would only show if there is a problem.

Salatti asked if there would be having food. Rosato said there is no kitchen. Salatti said if there is no kitchen then the Health Department wouldn't have to inspect. Weber asked if it was in a water district. Rosato said the well has filters. There will be 5-gallon water fountains

for drinking. Weber said the water would have to be tested. Rosato said the water would have to be tested every 6 months. Weber said if serving food, the water would need to be tested. Rosato asked if the application could be approved contingent upon approval of septic and water approval. Weber said the zoning officer would have to inspect.

Weber asked about the sign. Rosato said the sign would be a painted sign 4x8 feet, 2 feet off the ground and 18 feet off road. Weber asked if there would be any other signs throughout the town. Rosato said yes. Weber suggested putting signs on US Route 11.

Weber asked if there would be outdoor lights. Rosato said there would be three exterior lights over the doors. Salatti commented that if the event is over after dark there are no lights in the parking area. Rosato said he will have a large light. Weber asked about landscaping. Rosato said he would have flower boxes. Rosato said he would be repaneling the barn and residing the exterior. He said he wouldn't be investing any money until he gets the permit. Toth asked the age of the barn and structures. Rosato said the barn is a pole barn style built in 1973. Rosato said he would have two event areas so his clients could have options. Toth asked if there would be two events. Rosato said no, the reception would always be indoors.

Weber said the board will need a floor plan drawn to scale of the rooms, restrooms, dressing rooms and etc. She suggested he forward it to the town clerk and she can forward it to the board. Weber asked if the road could handle the traffic. Rosato said he emailed the highway superintendent and he said the roads could handle the traffic. Weber told him to forward that to Dishaw as well. Waterbury said to be sure it was on letterhead. Weber asked if there would be a walkway. Rosato said there would be a break in the ropes for people to walk through. Rosato said he would have a drawing of the rooms and parking lot to the clerk on Tuesday. Weber asked if the board could have a special meeting. Dishaw said yes. Weber suggested Wednesday, March 10th at 6:00 on zoom. Salatti said he was open and Toth said he would fit it in.

Toth asked if the zoning officer would have the rating for a 2,600-gallon septic. Weber said if he needs another well it needs to be on the site plan. Rosato said the well is a 6-year-old drilled well. Weber said it would need to be inspected if serving food. Weber asked if the hours and number of staff was on the plan. Rosato said yes. Weber asked if the proposal was in compliance with the Comprehensive Plan. Rosato said he wants to support the local industry. He has contacted Denise Damiano about making the cakes. Toth asked when he would start. Rosato said he would like to be opened by June. Most people book their venue a year in advance.

Weber said the Comprehensive Plan meeting is on March 17th at 6:00 to 8:00.

Matt Mason has moved out of the area and would be resigning. The next meeting would be April 5th, she would contact everyone as to if it is Zoom or in person.

A motion was made by Board Member Mason and seconded by Board Member Salatti to recess at 8:35 until March 10th. The motion was unanimously adopted by a vote of 4 ayes and 0 nays.

Respectfully submitted,

Elizabeth Dishaw
Town Clerk