

A regular meeting of the Planning Board was held on Wednesday April 2nd, 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

ABSENT:

ATTORNEY: Donald Young

OTHERS: Brent Rosiek - Town Councilperson
Emilio Moran, MRB - Town Engineer
Peter Carosa - ECB Chair
John Moffitt – Town Supervisor
Richard Milne – Monroe County Legislator
Brendan Bystrek – Labella
David Bovee – RG&E
Steve Lawlor – RG&E
Kris Matteson – 864 Pittsford Mendon Center Road
John Shipe – 27 Mill Road
Eric Nelson – 82 Lanning Road
Ellen Rookey – East Street
Amy McCarthy – N Main Street
Tom & Dianne Dooley – 354 Taylor Road
Tom Gift – 670 Cheese Factory Road
Lynn Shipe – 27 Mill Road
Marcus Orduna – 4 N Main Street

Ms. Smith started the meeting at 7:00 pm.

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

APPROVE FEBRUARY 19TH, 2025 MEETING MINUTES

Ms. Smith asked if anyone had any comments or concerns regarding the meeting minutes from February 19th, 2025. No comments were raised.

Motion to approve the minutes from the February 19th, 2025 Planning Board Meeting was made by Ms. Liberatore and seconded by Mr. Krukowski. All in favor, none opposed.

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

Ms. Smith amended the agenda to table the Cawley Site plan application to the following meeting as there was no representation, with agreement from the board members.

RG&E MENDON GATE STATION – UPGRADE PROJECT

Rochester Gas and Electric, 180 South Clinton Avenue Rochester, NY 14604 for a special use permit to operate a natural gas purchase point on property located on 274 Canfield Road, Honeoye Falls, NY, consisting of 4.695 acres. Tax account no. 192.03-1-12.22. Zoned RA-5. Representatives from RG&E and their engineering firm presented an update on the Mendon Gate Station project. Brendan Bystrek from Labella Associates introduced the project team, including David Bovee (project manager) and Steven Lawler from RG&E.

Brendon explained they are seeking Special Use Permit approval, SEQR determination, and Site Plan approval for upgrades to the Mendon Gate Station. The project involves:

- Complete upgrade of equipment and underground piping
- Replacement of heaters currently located in a barn structure
- Construction of a second Gambrel-style barn for regulation and odorization equipment
- Removal of a third structure containing original odorization equipment
- Installation of a small shelter structure for RTU equipment
- Site upgrades including paving access roads, upgrading perimeter fencing, and installing emergency lighting

Mr. Bystrek noted they are now open to either keeping the existing barn structure and modifying it to meet current codes or building a new one to match the proposed regulator building, based on town preferences. Rather than removing it as originally proposed. The representatives displayed visual aids showing the current site layout and proposed changes. Brendan acknowledged they had not yet submitted a formal landscaping plan but had surveyed existing plantings from a 1993 plan. About 50% of smaller trees had not survived, but many larger trees along the fence line remained intact.

Fencing was discussed, with plans to upgrade to an 8-foot fence with 3 strands of barbed wire, using black vinyl-coated materials. The representatives explained this was to meet corporate security standards, though not explicitly required by New York State code.

The RG&E team committed to:

- Providing updated renderings and site plans at the next meeting
- Exploring options for fencing that meet security needs while minimizing visual impact
- Developing more detailed landscaping plans
- Clarifying lighting plans to address dark sky concerns
- Considering agricultural-style designs for new structures

The public hearing was opened, and several residents spoke:

- Eric Nelson (82 Lanning Road) expressed appreciation for RG&E's willingness to keep the barn and supported either keeping the existing style or adopting a more agricultural look.
- Tom Gift (670 Cheese Factory Road) echoed support for an agricultural appearance and suggested exploring alternative security measures that might be more visually pleasing.
- Amy McCarthy (North Main Street) supported keeping the barn and making structures look more agricultural. She also requested consideration of alternative fencing options.
- Kris Matteson (864 Pittsford Mendon Road) commended RG&E for their willingness to work with the town. She requested clarification on lighting plans, emphasized the importance of noise mitigation, and suggested enhancing landscape buffers.

- AJ Bellavia (27 Winmark Way) thanked RG&E for working to maintain the Town's character and requested better visual aids for future presentations.
- Marcus Orduna (4 North Main Street) expressed concern about the appearance of the security fence and hoped for a better facade to soften its look.
- Tom Dooley (354 Taylor Road) preferred a more agricultural look and suggested incorporating both landscaping and barns. He also requested the use of native plants and dark sky lighting.

The board decided to leave the public hearing open until the next meeting on April 16, 2025. RG&E agreed to return with updated concepts for buildings, colors, and security fencing, as well as larger visual aids to better illustrate the proposals.

GENERAL DISCUSSION

The board briefly discussed a subdivision application from the Town of West Bloomfield that affected a parcel within Mendon. The public hearing for this application had already been held on March 19, 2025. The town attorney was reviewing the proposed easement for a landlocked parcel that would result from the subdivision.

No comments or concerns were raised by the board regarding this application.

UPCOMING MEETING INFO

The next planning board meeting was confirmed for April 16, 2025. It was noted that this meeting was no longer canceled and the Cawley site plan, along with the continued discussion of the RG&E Mendon Gate Station project will be on the agenda.

Motion to adjourn the meeting at 7:41 pm was made by Ms. Liberatore and seconded by Ms. Winship. All in favor.

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