

A regular meeting of the Planning Board was held on Wednesday June 18th, 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
Danielle Liberatore

ATTORNEY: Donald Young

ABSENT: Charlie Krukowski

OTHERS: Dave Smith

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

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

APPROVE JUNE 4th, 2025 MEETING MINUTES

Ms. Smith asked if anyone had any comments or concerns regarding the meeting minutes from June 4th, 2025. No comments were raised.

Motion to approve the minutes from the June 4th, 2025 Planning Board Meeting was made by Mr. DeRue and seconded by Ms. Liberatore. All in favor, none opposed.

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

MIKE SILVAROLE SITE PLAN

Mike Silvarole of 105 Silvarole Drive, Rochester NY 14623, for site plan approval to construct a single-family dwelling at 372 Cheese Factory Road, Honeoye Falls, NY, consisting of 5 acres. Tax account no. 222.04-1-1. Zoned RA-5

Mike Silvarole approached the board and presented his site plan for a single-family dwelling at 372 Cheese Factory Road, Honeoye Falls, NY. He explained that his previous approval had expired due to personal circumstances and no major improvements were made. Therefore, he is now reapplying with no revisions to the original site plans.

The board discussed potential flooding concerns in light of recent events. Mr. Silvarole assured the board that the house site sits at a high elevation and should not have issues with flooding.

The board reviewed the preliminary and final site plan draft resolution, which reflected the same conditions as the previous approval. With no further questions or concerns, a motion was made to approve the site plan.

Motion to approve the Silvarole Site Plan as proposed and pursuant to the written resolution was made by Ms. Liberatore and second by Ms. Winship.

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

GENERAL DISCUSSION

The board discussed two upcoming special use permit applications scheduled for July 2nd:

- Lear Stables: The applicant was meeting with neighbors to finalize details and obtain a signed lease agreement.
- Jared Brush: The applicant had met with town officials to discuss code requirements and was preparing a narrative addressing all outstanding items from the special use permit provisions.

UPCOMING MEETING INFO

The board discussed upcoming meeting dates.

**July 2nd, 2025 – Lear Stables Special Use Permit
 Jared Brush Special Use Permit**

Motion to adjourn the meeting at 7:32pm was made by Ms. Liberatore and seconded by Ms. Winship.

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