

A regular meeting of the Planning Board was held on Wednesday September 3<sup>rd</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  
Danielle Liberatore

ABSENT: Charlie Krukowski

ATTORNEY: Donald Young

OTHERS: Brent Rosiek – Town Councilperson  
Chris McCaffrey  
Eric & Kim Orban  
Alexander Orban  
Glenn Thornton  
David Smith  
Mauro & Karen Polidori

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

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

**APPROVE SEPTEMBER 3<sup>RD</sup>, 2025 MEETING MINUTES**

Ms. Smith asked if anyone had any comments or concerns regarding the meeting minutes from September 3<sup>rd</sup>, 2025. No comments were raised.

*Motion to approve the minutes from the September 3<sup>rd</sup>, 2025 Planning Board Meeting was made by Ms. Liberatore and seconded by Mr. DeRue. All in favor, none opposed.*

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

**CROSBY'S SITE PLAN**

Chris McCaffery, 1771 Oakhurst St, Lockport, NY, for site plan approval on property located at 1391 Pittsford Mendon Road, Mendon, NY, consisting of .48 acres. Tax account no. 216.02-1-7.1. Zoned Business.

Ms. Smith opened the discussion by noting this was a continuation of the Crosby's site plan review. She recalled that at the previous meeting, the board had requested renderings showing different canopy color option.

Chris McCaffrey, a representative for Ulrich Signs, presented four color renderings: the original design with red, white, and blue stripes; desert sand background with red, white and blue stripes; a version with white background and no stripes; and a version with desert sand background and no stripes.

Mr. McCaffrey explained that while they had initially discussed using desert sand to match the building, their corporate team was not supportive of this option. He explained that the desert sand color would make this the only Crosby's location with that canopy color, which didn't align with their recently overhauled branding initiative. Mr. Ulrich noted that the support columns were already white, and they felt white would be a more neutral choice that would tie everything together better.

Ms. Winship stated she understands the corporate branding concerns and could accept the white option, though she preferred the desert sand. She appreciated that the applicant was willing to remove the striping, which had been her main concern.

Other board members also indicated they could accept the white option, though they too preferred the desert sand color.

Mr. Young presented the resolution to reflect the board's decision to approve something different from the Historic Preservation Commission's exact recommendation. The resolution noted that removing the red and blue stripes addressed the HPC's concern about the signage not blending well with the historic district, while allowing the applicant to maintain their branding with the white background.

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

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

**Resolution for Approval of Site Plan Application for “Crosby’s” for Property at or about 1391 Pittsford Mendon Rd.**

WHEREAS, Ulrich Sign Co., Inc., on behalf of Reid Petroleum Corp. and Reid Stores, Inc. (collectively, the “Applicant”), has submitted an application to the Town of Mendon requesting approval of a Site Plan (the “Application”) relating to the development of signage at the “Crosby’s” store (the “Development”), all at property located at or about 1391 Pittsford Mendon Rd. (the “Property”), all as more fully detailed in application materials on file with the Town; and

WHEREAS, EPOD #5 is present on the Property, and, as such, the Application has been forwarded to the Town of Mendon Historic Preservation Commission, which, in sum, has recommended conditional approval, so long as a tan color is used as the background for the signage in order to “tone down” the canopy signage.

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, and that such Part 2 be issued in accordance with such findings; and, be it further

RESOLVED, that, as per the above, the approval of the Application 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

NOW, THEREFORE, BE IT RESOLVED that an EPOD Permit for the Development in EPOD #5 is hereby issued for development as depicted on the relevant site plan and elevations of the canopies with the white background color, but no colored stripes, given that the proposed development as revised will not adversely affect the historic character, particularly given: a) the revised proposal aligns in part with the recommendations of the HPC in that it removes the red and blue stripes in order to better blend in with the area, b) the proposal relates to signage and no other material development, c) the signage will be generally consistent with that already present on the site for years, and thus is consistent with the existing neighborhood, d) the Mendon Academy building is not particularly visible from the Property; and, be it further

RESOLVED, that despite the HPC calling for a tan background, the HPC also noted that the red, white and blue signage on the white background did not blend well with the historic district, and the Planning Board has determined that removal of the red and blue striping resolves that issue, permitting the Applicant to realize its branding while also better blending the canopy with the area; and, be it further

RESOLVED, that, in consideration of all criteria and information relevant to the Application, including but not limited to as discussed during the Planning Board meeting(s), as addressed herein, based upon the Application materials, and as otherwise set forth in the record, and subject to any conditions set forth herein, the Planning Board hereby approves the Application for Site Plan approval, including issuing preliminary and final Site Plan approval, subject to the following condition(s):

1. Any outstanding comments of Town Building Inspector / Fire Marshal shall be addressed to the satisfaction of the Town Building Inspector / Fire Marshal.

### **ORBAN 3 – LOT SUBDIVISION & SITE PLAN**

Eric Orban, 7665 Modock Road, Victor, NY, for a 3 - lot subdivision and site plan on property located on Cheese Factory Road, Honeoye Falls, NY, consisting of +/- 112 acres. Tax account no. 222.02-1-27.11. Zoned RA-5.

Glenn Thornton presented the application for a 3-lot subdivision and site plan on 112 acres of vacant land on Cheese Factory Road. He explained the proposal would create three code-compliant building lots of at least 5 acres each for single-family residential construction. The first lot would contain all lands south of Irondequoit Creek plus some land north of the creek, with the other two lots on either side.

Mr. Thornton described significant challenges with the septic systems, noting that soil testing revealed no percolation at 20, 12, or even 6 inches - something he had never encountered before. The Monroe County Health Department confirmed they rarely see such conditions. For lots 2 and 3, this necessitated enormous raised fill systems, which would require substantial amounts of imported fill material with a 5–30-minute percolation rate. He estimated these would be very expensive systems but noted they had positioned them to blend into the landscape. Lot # 1 would have a modified raised system since it had some percolation.

Mr. Thornton stated they planned to install 1.5-inch water lines to each house. He noted that Corey had commented that Lot # 3 would require a code-compliant emergency vehicle turnaround area, which they believed they had already provided. The first 20 feet of driveways would need to be paved per DOT requirements.

Regarding wetlands, Mr. Thornton explained that Davey Resource Group had performed a delineation and identified one wetland area on Lot # 1 and determined that Irondequoit Creek was classified as a stream. The wetland was identified as potentially federal, and to avoid lengthy jurisdictional determination processes with the Army Corps of Engineers, they decided to simply avoid the wetland entirely. Davey Resource Group had indicated that because this was a rural area, the wetland would not be considered a state wetland under new mapping regulations.

Eric Orban confirmed he owned Lot # 2 and intended to farm the land behind the creek. Ms. Smith asked about future access if the property was sold and it was noted that any future subdivision would require proper access planning at that time. Currently, access would be through an existing farm crossing over Irondequoit Creek.

Ms. Winship inquired whether there was a maximum slope for the raised septic systems and requested for Mr. Thornton to verify compliance. She asked that they show swale directions and extend the swale on Lot # 3 to ensure drainage away from the septic system. She also requested that adjacent structures, particularly the Jennifer Stuckless house on Chamberlain Road, be shown on the plans for context.

The board discussed the need for Historic Preservation Commission review due to proximity to the historic property. It was noted the HPC would meet October 1st and their determination would be needed before the Planning Board could proceed.

Ms. Winship asked about the house footprints shown on the plans. Mr. Orban indicated these were general representations, with Lot # 3 being more accurate to actual plans. The board expressed concern about garage placement and requested that garages be set back from the main house rather than protruding forward. Orban confirmed they were already planning side-entry garages with windows on the end facades.

Mr. DeRue raised concerns about septic tank locations being far from driveways, suggesting it would require long hose runs for pumping. He recommended considering combination tanks with pumps included or relocating tanks closer to access points where possible. Mr. Moran noted that with 4.6 acres of disturbance, they would need erosion and sediment control plans and possibly a SWPPP variance even though they were under 5 acres.

Ms. Smith opened the public hearing.

There was no public comment.

Ms. Smith left the public hearing open for the next meeting.

The board summarized the items needed for the next meeting: confirmation of septic system slopes, plotting of adjacent structures on plans, adjusted house footprints showing garage setbacks, the wetland delineation report, and extending the swale on lot 3 with flow direction indicators.

The board requested several items to be addressed:

- Verification from Monroe County Water Authority regarding backflow preventers
- The location of septic tanks and consideration to combination tanks with pumps to allow more flexibility in placement
- Confirmation of maximum slopes for the septic systems
- Extension of swales around systems with directional flow indicators
- Plotting of adjacent structures, particularly the Jennifer Stuckless house mentioned in connection with EPOD 5
- Updated house footprints

### **GENERAL DISCUSSION**

No general discussion.

### **UPCOMING MEETING INFO**

**October 1<sup>st</sup>, 2025** – *Cancelled*

**October 15<sup>th</sup>, 2025** – *Orban 3 – Lot Subdivision & Site Plan*

*Motion to adjourn the meeting at 7:53 pm was made by Ms. Liberatore and seconded by Ms. Winship.*

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