

A regular meeting of the Planning Board was held on Wednesday September 3rd, 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
Danielle Liberatore

ATTORNEY: Donald Young

OTHERS: Brent Rosiek – Town Councilperson
Chris McCaffrey
Doug Osovski

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

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

APPROVE AUGUST 6TH, 2025 MEETING MINUTES

Ms. Smith asked if anyone had any comments or concerns regarding the meeting minutes from August 6th, 2025. No comments were raised.

Motion to approve the minutes from the August 6th, 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; Mr. Krukowski – 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.

Mr. McCaffery from Ulrich Signs and a representative from Crosby's presented their application for a site plan approval to update the branding on the Crosby's fuel canopy located at 1391 Pittsford Mendon Road. He explained that Crosby's was undertaking a three-year rebranding plan for all 90 of their stores, with this location needing updated canopy branding to match the revamped building.

Mr. McCaffery stated the current canopy, which is currently a gunmetal grayish color, looks plain and generic and does not blend with Crosby's branding throughout their footprint.

He elaborated on how the proposed changes would include adding Crosby's lettering and their "C" logo to the canopy to create a more professional and cohesive look across all stores.

Ms. Smith noted that the property is within 500 feet of the Mendon Academy building, a historic cobblestone structure listed with the National Register and designated locally by the Historic Preservation Commission (HPC). The HPC had sent a letter with their review and recommendations. They expressed that the proposed red, white, and blue signage on a bright white background would be somewhat jarring and would not blend well with the historic nature of the hamlet. They recommended painting the canopy to match the building's desert sand tan background and placing the signage on this tan background to better fit the historical character of the area.

Mr. McCaffrey and the representative from Crosby's assured the board that they would be open to modifying their proposal based on the Historical Preservation Committee's recommendation to replace the stark white canopies with the desert sand color as seen on the revamped building.

Ms. Winship expressed that the bold impact of the proposed red, white, and blue striping might not be necessary in a small-scale, community-focused setting like Mendon, where prominence and recognition of the Crosby's brand are less of an issue compared to larger, more commercial areas.

Ms. Winship suggested removing the red and blue striping and just having the logo and branding on the stark white or desert sand canopies.

The Board discussed the placement of the "C" logo and the "Crosby's" lettering in relation to the four corners of the hamlet.

The Board and applicant agreed to place the "C" logo on both canopies facing South and East, towards the four corners, and the "Crosby's" lettering on the North and West side.

After further discussion, the board and applicant agreed on three revisions:

- Change the canopy color to the "desert sand" tan to match the building.
- Remove the red and blue striping/banding from the design.
- Keep the "Crosby's" lettering and "C" logo on the canopy.

Mr. McCaffrey was open to the suggestions and indicated that Crosby's would most likely consider these adjustments, especially since matching the canopy with the existing building color would enhance unity.

The board requested that the applicant return to the September 17th meeting with revised color renderings showing these changes.

OSOVSKI SUBDIVISION

Doug Osovski, 3020 Rush Mendon Road, Honeoye Falls, NY, for one 2.5-acre lot subdivision on property located on 4287 Clover Street, Honeoye Falls, NY, consisting of 70.912 acres. Tax account no. 215.03-1-2.121. Zoned RA-1.

Mr. Osovski presented his application for a 2.5-acre lot subdivision on his property located at 4287 Clover Street, consisting of 70.912 acres. Mr. Osovski mentioned his plan was to sell off a couple of acres to a prospective buyer who intends to build further down the road.

Ms. Smith noted that the property is located within the Historic and Archaeological Site Protection Overlay District (EPOD 5). Ms. Smith informed Mr. Osovski that this designation means that the prospective buyer should be informed of any implications if they choose to build, as it may affect future site plans.

The board emphasized that the delineation of the 500' buffer should be clearly noted to prevent future misunderstandings about use restrictions. As well as, a note indicating site plan approval will be required prior to future development should be added to the plat.

There was no public comment.

Motion to approve the Osovski 2 – lot Subdivision as proposed and pursuant to the written resolution was made by Ms. Liberatore and second by Mr. DeRue.

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

Resolution for Approval of Application for Subdivision at or about 4287 Cover Street

WHEREAS, Doug Osovski (the “Applicant”) has submitted an application to the Town of Mendon (the “Town”) requesting subdivision approval (the “Application”) from the Town Planning Board (the “Board”) for the subdivision of a parcel of land into two parcels, all at property located at or about 4287 Clover Street (Tax No. 215.03-1-2.121) (the “Property”), all as more fully detailed in application materials on file with the Town, inclusive of the proposed subdivision map package apparently drawn by James H. Missell and Associates, entitled “Osovski Subdivision,” and last dated on or about April 23, 2024 (but subject to further revision per the condition(s) below) (the “Map”); and

WHEREAS, no development is currently proposed; and

WHEREAS, the Application is an unlisted action pursuant to SEQR.

NOW, THEREFORE, BE IT RESOLVED, that, the Property may subsequently be developed as a single-family home, but a formal proposal for the same has not yet been proposed, and, as such, the Board has determined that SEQR review of the proposal shall be segmented so that the subdivision portion of the proposal will have a distinct and separate SEQR review from the subsequent site plan review; and, be it further

RESOLVED, that the Board has determined that segmented review is no less protective of the environment because the subsequent site plan and development portion of the proposal will also be subject to SEQR during the site plan review process, prior to site plan approval and

prior to development and construction, and will allow for a more comprehensive review given that specific development plans will have been presented at such time; and, be it further

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

RESOLVED, that, upon consideration of applicable requirements, including as per the Town’s Code and applicable law, etc., and in consideration of all criteria and information relevant to the Application, including but not limited to as discussed during the Board meeting(s), as addressed herein, as addressed pursuant to SEQR, based upon the Application materials, and as otherwise set forth in the record, and subject to any conditions set forth herein, the Board hereby finds that approval of the Application is warranted, and thus approves the Application, including issuing that Preliminary and Final Subdivision relative to the same, all subject to satisfaction of the following conditions:

- The Map shall include a note providing that the new lot is within the “EPOD #5: Historic and Archeological Site Protection Overlay District,” and such Map shall be revised to include the location of all EPODs, including EPOD #5, all to the satisfaction of the Town Engineer or designee.
- The Map shall be revised to include a note indicating site plan approval will be required prior to future development, to read as follows: “Approved by the Planning Board for subdivision only. Site plan approval in accordance with Chapter 260 of the Town of Mendon Code is required prior to construction.” Such approval may include requirements for wetland delineation, historic assessment, as well as other analyses.

GENERAL DISCUSSION

Mr. Carlson, President of the Mendon Foundation, presented information about a proposed land transfer from the Mendon Green HOA to the Mendon Foundation. Mr. Carlson explained that the Mendon Foundation, founded in 1993, maintains approximately 160 acres across six properties in the Mendon area, plus 18 miles of the Lehigh Valley Trail. Mr. Carlson described how the foundation currently maintains hiking trails on their existing properties adjacent to the Mendon Green land, and would continue this practice with the transferred property. He showed the board how people currently access the foundation's property from Eckler Road and explained how they maintain trails with volunteers.

The board discussed concerns about wetland areas, private property boundaries, and public access. Mr. Carlson clarified that:

- They would not develop infrastructure in wetland areas

- They would post clear signage at property boundaries to prevent trespassing
- Public access would remain only from the existing entrance at Eckler Road, not through the Mendon Green subdivision

The board noted they needed to review the conservation easement document before making a final determination on the administrative subdivision.

The Planning Board chair indicated she would need to sign off on an administrative subdivision once the easement was filed and reviewed.

The board expressed no objections to the chair approving an administrative subdivision once the proper documentation was reviewed.

UPCOMING MEETING INFO

September 17th, 2025 - *Orban 3 – Lot Subdivision & Site plan*
Crosby's Site Plan

Motion to adjourn the meeting at 8:00pm was made by Ms. Winship and seconded by Mr. Krukowski.

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