

A regular meeting of the Planning Board was held on Wednesday December 17th, 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
Charlie Krukowski
Emilio Moran – MRB

ATTORNEY: Donald Young

OTHERS: Kim Roberts – Town Councilperson
Bryan White – McMahan LaRue
Kevin O’Hara
Christine Checho
Mark Winship
David Smith

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

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

APPROVE NOVEMBER 19th, 2025 MEETING MINUTES

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

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

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

O’HARA 2 – LOT SUBDIVISION & SITE PLAN

Kevin O’Hara, 54 Ransford Ave, Rochester, NY, for a 2 - lot subdivision and site plan on property located on 1495 West Bloomfield Road, Honeoye Falls, NY, consisting of 10.37 acres. Tax account no. 223.03-1-44. Zoned RA-5.

Bryan White from McMahan LaRue Associates presented the application on behalf of Kevin

O'Hara and Christine Checho.

Ms. Smith noted that at the previous meeting, they were waiting for feedback from the Environmental Conservation Board. The Board reviewed the ECB's report, which included a comment regarding the placement of the septic system within an Environmental Protection Overlay District. The ECB deferred to the town engineer and code enforcement officer for this matter.

Mr. White clarified that field testing had indicated the proposed septic location contained some of the best-drained soils on the property. A Board member noted that the EPOD maps were highly generalized, and the test pit data provided by the applicant was more specifically relevant to the site. The Board agreed that using the test pit data to make their decision was more appropriate than relying solely on the EPOD designation.

Mr. White confirmed they had moved the house location northwest as requested at the previous meeting, placing it approximately 141 feet from the north lot line, consistent with the Board's prior request.

Extensive discussion occurred regarding EPOD 4 and potential landscaping restrictions. The Board debated how to properly define and restrict landscaping that might obstruct the vista in the future. Several Board members suggested including specifying distances from the right-of-way and placing height restrictions on plantings.

After lengthy discussion, the Board determined they needed more specific information, including:

- The precise plotting of the EPOD 4 boundaries on the site plan
- A formal landscaping plan that addresses the EPOD 4 requirements
- Clarification on how the 500-foot radius and 60-degree viewing angle would affect both lots

The Board decided that rather than providing a conditional approval, it would be cleaner for the applicants to return on January 7th with updated plans showing the EPOD boundaries properly plotted and a landscaping plan that addresses the code requirements. The applicant agreed to submit these materials in advance for preliminary review before the meeting.

The public hearing was left open from the previous meeting.

Ms. Smith asked if anyone from the public has any comments.

There was no public comment.

The public hearing was left open until January 7th.

GENERAL DISCUSSION

There was no general discussion.

UPCOMING MEETING INFO

January 7th, 2026 – O’Hara 2 Lot Subdivision & Site Plan

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

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