

A regular meeting of the Planning Board was held on Wednesday November 19th, 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: Brent Rosiek – Town Councilperson
Mark Kokinda
Bryan White – McMahan LaRue
Kevin O’Hara
Christine Checho

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

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

APPROVE OCTOBER 15TH, 2025 MEETING MINUTES

Ms. Smith asked if anyone had any comments or concerns regarding the meeting minutes from October 15th, 2025. No comments were raised.

Motion to approve the minutes from the October 15th, 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.

Mr. White explained that the O'Hara's are proposing to construct on Lot #1 while Lot #2 would be sold as an approved building lot. Both parcels would be served by on-site septic systems. They are working with the Monroe County Health Department and the Monroe County Department of Transportation for entrance permitting.

Mr. DeRue raised a concern about the septic system design, specifically about the pump going directly into the distribution box. He suggested implementing a dosing chamber.

Mr. DeRue questioned if the existing well was capped or if they have intentions or burying it.

The applicants confirmed the existing well was already capped and will remain capped.

Mr. Krukowski questioned the proposed well location for lot # 1, noting it appeared to be downhill from the leach field. It was agreed upon that a spot elevation would be added to verify the well location is higher than the septic system.

Ms. Winship expressed concern about the location of the proposed house on lot # 2, suggesting it may block the scenic vista. She recommended moving the house further back from the road and possibly staggering the home rather than clustering them.

The applicant agreed to relocate the proposed house on lot # 2 to preserve views.

Additional recommendations were made about moving the septic tanks closer to the driveway for easier service access and considering different siding materials than vinyl for better aesthetic quality, particularly since the property is in a prominent location.

The public hearing was opened.

Mark Kokinda, a neighboring property owner, noted that he has previously owned the property for 49 years before selling it to the applicant. He shared that he has no concerns with lot # 1 but wanted to express his concern with lot #2's development in respect to the 250 ft setback requirement for bow hunting. Which he engages in on his adjacent property.

The board decided to leave the public hearing open and tabled the application to their December 17th meeting, pending the Environmental Conservation Boards review of EPOD's present on the property.

GENERAL DISCUSSION

The Town Board was seeking the Planning Boards input on a recent rezoning request from Bill Gottermier regarding property at 923 Pittsford Mendon Center Road.

Town officials explained that the property was rezoned from RA-2 to RA-5 in the early 2000s. The property owner had objected to the rezoning at that time but did not get it changed back. The property was subsequently subdivided into three lots, but later these were combined back into two lots. Currently, the existing two lots do not conform to the RA-5 minimum requirements and are considered pre-existing non-conforming lots.

The property owner is now seeking to have the property rezoned to RA-2, which would allow for potential subdivision into three lots. If rezoning is not approved, the owner would need to seek approximately eight variances to proceed with development plans.

Board members unanimously expressed their opinion that the property should remain zoned as RA-5. Earl noted that when the owner converted back to two lots, he effectively accepted the RA-5 zoning, and changing it now would set a precedent for others with RA-5 zoning to seek similar changes. Teresa observed that the RA-2 areas nearby were planned developments, while this appeared to be an effort to "squeeze three parcels" into one lot. The Board Chair noted that RA-5 zoning aligns with the town's comprehensive plan.

UPCOMING MEETING INFO

December 3rd, 2025 – Cancelled

December 17th, 2025 – 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.