

A regular meeting of the Planning Board was held on Wednesday October 15<sup>th</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  
Charlie Krukowski  
Emilio Moran – MRB

ATTORNEY: Donald Young

OTHERS: Brent Rosiek – Town Councilperson  
Eric Orban  
Alexander Orban  
Glenn Thornton  
David Smith  
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 17<sup>TH</sup>, 2025 MEETING MINUTES**

Ms. Smith asked if anyone had any comments or concerns regarding the meeting minutes from September 17<sup>th</sup>, 2025. No comments were raised.

*Motion to approve the minutes from the September 17<sup>th</sup>, 2025 Planning Board Meeting was made by Mr. Krukowski and seconded by Ms. Liberatore. All in favor, none opposed.*

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

**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, Eric Orban and Alex Orban approach the board to continue discussing their application for a 3-lot subdivision and site plan on 112 acres of vacant land on Cheese Factory Road.

Glenn Thornton recites the board's outstanding request from the previous meeting.

- Monroe County Water Authority stated they will not require backflow preventers.
- Monroe County Water Authority stated they will grant their approval letter once all easements are filed by the developer.
- Revised house footprints for Lot #1 & #2.
- Driveway cuts were not re-located.
- Drainage swales were revised to be redirected away from abutting property lines.
- SWPPP was provided.
- All EPOD's were added to the subdivision plat.
- Mr. Thornton submitted a EPOD permit to the building department to work within EPOD 5.
- 5.650 Cubic Yards of fill will be brought in by Spallina for the raised fill septic systems.

Mr. DeRue expressed his concern with the ingress and egress of excessive trucks while they bring in the fill.

Mr. Thornton stated that the applicant will coordinate with the Highway Department to ensure that appropriate cleanup measures are implemented and maintained throughout the duration of the project.

Ms. Smith reviews the proposed resolution with conditions.

One condition being a vegetative buffer shall be maintained or replaced between the Historical Jennifer Stuckless House and the proposed dwelling.

Mr. Thornton informed the board that the Monroe County Department of Transportation required a note to be added to the site plans to remove vegetation within the Road Right of Way to maintain appropriate sight distance for Lot #2 & #3.

A revision to the condition was made to assure both HPC comments and MCDOT comments are considered and satisfied.

There was no public comment.

*Motion to close the public hearing was made by Ms. Liberatore and second by Ms. Winship. All in favor, none opposed.*

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

*Motion to approve the Orban 3 – Lot Subdivision & Site plan, as proposed and pursuant to the written resolution, 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.*

**Resolution Approving Subdivision and Site Plan Approval for Property at or about Cheese Factory Rd. (Tax Map 222.02-1-27.11)**

WHEREAS, Eric Orban (the “Applicant”) has filed an application (the “Application”) with the Town of Mendon seeking the subdivision and site plan approval for property at or about Cheese Factory Road (just south the intersection with Chamberlain Rd.), Tax Map No. 222.02-1-27.11 (the “Property”), to result in a total of three lots, as follows: new “Lot 1” at about 5.3 acres, with a new single family home proposed, Lot “2,” a smaller portion of the original parent parcel, at about 99.6 acres, with a new single family home proposed, and new “Lot 3,” at about 7.1 acres, with a new single family home proposed; and

WHEREAS, the Application is an unlisted action pursuant to SEQR; and

WHEREAS, both the HPC and the EPC has reviewed the Application as it relates to other EPODs on the site, including as it relates to EPODs 3, 5, 7, 8 and 9; and

WHEREAS, in sum, the EPC, in reviewing EPODS 3, 7, 9 and 9, has found the development work only occurs in EPOD 9, and has noted that for the septic systems proposed within EPOD 9, the “basal areas” are proposed outside of EPOD 9; and

WHEREAS, in sum, the HPC has reviewed EPOD 5 and made several recommendations, which are made conditions as set forth herein.

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, inclusive of the comments of the HPC and the ECB, and that such Part 2 be issued in accordance with such findings; and, be it further

RESOLVED, that, as per the above, the proposal 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, as it relates to EPOD #9, based upon the review of the EPC and the Engineer, an EPOD Permit is hereby issued for development as depicted on the relevant site plans, conditioned upon design review and acceptance by the Engineer for the Town or designee, given that, pursuant to the review which has already occurred, and given the required oversight by way of the condition set forth herein, the Planning Board finds it unlikely that the development will have a material negative impact; and, be it further

RESOLVED, that an EPOD Permit for the Development in EPOD #5 is hereby issued for development as depicted on the relevant site plans, subject to the condition(s) set forth herein, given that the proposed development will not adversely affect the historic character, particularly given: a) per the HPC, the houses will have “little encroachment of the visual lines of the historic home across the street,” and b) per the HPC, the designs are “very compatible with the historic home;” and, be it further

RESOLVED, that Preliminary and Final Subdivision approval relative to the Application, all in accord with the map last submitted with the Application, is hereby granted, subject to the conditions set forth herein; and, be it further

RESOLVED, that Site Plan approval relative to the Application, all in accord with the map last submitted with the Application, is hereby granted, subject to the conditions set forth herein; and, be it further

RESOLVED, that the approvals herein are subject to the following conditions:

A. Relative to both the Subdivision and Site Plan approvals:

1. All outstanding comments of the Town of Mendon Code Enforcement Officer, including as per the letter dated September 11, 2025, shall be addressed to the satisfaction of the Town Code Enforcement Officer; and
2. That an Excavation and Filling Permit is issued by the Town in accordance with applicable Town Code, rules and/or regulations.
3. All outstanding comments of the Engineer for the Town of Mendon, including as per the letter dated August 29, 2025, shall be addressed to the satisfaction of the Town Code Enforcement Officer or designee; and
4. All outstanding comments of the Monroe County Dept. of Health, including as per the letter dated September 3, 2025, shall be addressed to the satisfaction of the Town Code Enforcement Officer or designee; and
5. All easements required by the Town, including as shown on the plans, including all public and private utility easements and the filing/recording thereof, shall reviewed by and determined to be sufficient and acceptable to Attorney for the Town (sometimes known and referred to as the Town Attorney); and
6. That utility districting required, if any, shall be completed to the satisfaction of the Town Board or designee; and
7. That any approvals required of the Monroe County Water Authority, including as it relates to water hookup, shall be obtained; and
8. The vegetative buffer shall be retained (or re-planted) along the frontage across from the historic home, including such that where any removal is required per the DOT, compensating vegetation equal to that removed is added to the vegetative buffer area (perhaps at the rear of the same), all to the satisfaction of the Building Inspector; and
9. Driveway lighting shall be designed to turn off overnight (or be motion-activated as needed); and

B. Relative to the Site Plan approvals:

1. That the Subdivision Map shall be filed.

**GENERAL DISCUSSION**

No general discussion.

**UPCOMING MEETING INFO**

**November 5<sup>th</sup>, 2025** – *Cancelled*

**November 19<sup>th</sup>, 2025** – *O’Hara 2 – Lot Subdivision & Site Plan*

*Motion to adjourn the meeting at 7:38 pm was made by Ms. Liberatore and seconded by Mr. DeRue*

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