

A regular meeting of the Planning Board was held on Wednesday January 7th, 2026, at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY 14472 at 7:00 pm.

PRESENT: Teresa Winship
Earl DeRue
Danielle Liberatore
Charlie Krukowski
Emilio Moran – MRB

ABSENT: James Snoddy – Chairperson

ATTORNEY: Donald Young

OTHERS: Tanner Cheek – Town Councilperson
Bryan White – McMahan LaRue
Kevin O’Hara
Christine Checho
Mark Winship
Joe Alati – Town Supervisor
Peter Carosa – ECB Chairperson

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

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

Motion to appoint Earl DeRue as the Vice Chair for the meeting was made by Mr. Krukowski and seconded by Ms. Winship.

Ms. Winship – aye; Ms. Liberatore – aye; Mr. Krukowski – aye; Mr. DeRue – abstained.

APPROVE DECEMBER 17TH, 2025 MEETING MINUTES

Mr. DeRue asked if anyone had any comments or concerns regarding the meeting minutes from December 17th, 2025. No comments were raised.

Motion to approve the minutes from the December 17th, 2025 Planning Board Meeting was made by Ms. Liberatore and seconded by Ms. Winship. All in favor, none opposed.

Ms. Winship – aye; Ms. Liberatore – aye; Mr. Krukowski – aye; Mr. DeRue – 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 McMahon LaRue Associates presented the application on behalf of Kevin O'Hara and Christine Checho. He explained they had been working to address issues from the previous meeting, particularly regarding the Vista component of the code. White indicated they had sent a markup which was displayed on screen, and had consulted with the code enforcement officer for clarification on how to properly depict the Vista requirements graphically on the plan.

Ms. Winship expressed appreciation for the graphical delineation that helped the Board better understand the proposal. She suggested allowing minor landscaping to anchor the driveway, specifically plants lower than 4 feet tall, which would help future owners have some aesthetic options while maintaining sight lines.

The applicant confirmed the lot had not yet been sold and indicated a preference to leave landscaping decisions to the future owner.

The Board discussed how to handle potential future landscaping changes. There was significant discussion about whether future owners would need to return to the Planning Board for approval of any landscaping or if plants under 4 feet could be installed without further review.

There was no public comment.

The public hearing was closed.

Mr. Young presented a draft resolution with ten conditions. He reviewed each condition, noting several were standard requirements, while others were specific to this application. The most significant conditions related to landscaping restrictions, specifically:

- No landscaping or vegetation with a mature height greater than 4 feet to be installed within 40 feet of the easterly lot line along West Bloomfield Road
- A revision to allow vegetation under 4 feet without further Planning Board review
- A requirement that any future vegetation over 4 feet outside the buffer area would require an updated landscaping plan to be approved by the Planning Board

The Board agreed to these conditions, which would be added as notes to the landscaping plan.

Motion to approve the O'Hara 2 – Lot Subdivision & Site plan, as proposed and pursuant to the written resolution, was made by Ms. Liberatore and seconded by Ms. Winship. All in favor, none opposed.

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

Resolution Approving Subdivision and Site Plan for Property at or about 1495 West Bloomfield Rd.

WHEREAS, Kevin O’Hara (the “Applicant”) has filed an application (the “Application”) with the Town of Mendon seeking subdivision and site plan approval for property at or about 1495 West Bloomfield Rd. (the “Property”), to result in a total of two lots, with the development of a single-family home on each lot; and

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

WHEREAS, such Application includes a Landscaping Plan for Lot 2; and

WHEREAS, the Code Enforcement Officer and the EPC have reviewed the Application as it relates to EPODs on the site, including as it relates to EPODs 4 (scenic vista) and 9 (soils and ponding); and

WHEREAS, in reviewing EPOD #9 (soils and ponding), the ECB has found, in sum, that the only proposed work in EPOD #9 is the proposed water treatment system on Lot #1, and that, should the Town Engineer and CEO determine development there is appropriate given the subject EPOD designation, that a development permit could be obtained; and

WHEREAS, in reviewing EPOD #4 (scenic vista), the ECB has found, in sum, that the proposal would not appear to result in substantial adverse impacts, including given the proposed movement of the home.

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 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 #4, based upon the review of the EPC, the Planning Board finds that the proposal will not adversely affect the visual character of the subject scenic corridor/vista, and waives the requirement for further screening or landscaping so as to preserve the open view in the area, particularly given that the proposal has a low density of one residence per five acres, all consistent with the Landscaping Plan submitted a part of the Application, and hereby issues an EPOD permit relative to the same; and, be it further

RESOLVED, that, as it relates to EPOD #9, based upon the review of the EPC, including the finding that the only proposed work in EPOD #9 is the proposed water treatment system on Lot #1, the Planning Board finds that the proposal will have no material impact, so long as the Town Engineer and CEO determine development there is appropriate given the subject EPOD designation, the thus the Planning Board hereby issues an EPOD permit relative to the

same conditioned upon satisfactory review by the Town's Engineer and CEO; 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 October 7, 2025, shall be addressed to the satisfaction of the Town Code Enforcement Officer.
2. All outstanding comments of the Engineer for the Town of Mendon, including as per the letter dated October 24, 2025, shall be addressed to the satisfaction of the Town Code Enforcement Officer or designee.
3. 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 be reviewed by and determined to be sufficient and acceptable to the Attorney for the Town (sometimes known and referred to as the Town Attorney).
4. That utility districting required, if any, shall be completed to the satisfaction of the Town Board or designee.
5. Relative to landscaping and vegetation, the following shall apply, and shall be added as notes to the Landscaping Plan:
 - a. Given Lot 2's location within EPOD#4, landscaping / vegetation with a mature height of greater than four feet shall not be installed within forty feet of the easterly lot line (fronting West Blomfield Road).
 - b. The Landscaping Plan for Lot 2 shall be revised such that any notes referencing the buffer to West Bloomfield Road shall read as follows: "No landscaping / vegetation with a mature height of 4 feet or more shall be installed within this buffer."
 - c. Any other proposed future landscaping not set forth in the Landscaping Plan for Lot 2, if any, shall be consistent with the requirements of EPOD #4.
 - d. Future landscaping and vegetation with a mature height of less than four feet may be installed without further review by the Planning Board.
 - e. Future landscaping and vegetation with a mature height of greater than 4 feet (outside of the buffer) shall require an updated Landscaping Plan for Lot 2 to be approved by the Planning Board.

B. Relative to the Site Plan approvals:

1. That the Subdivision Map shall be filed.

C. Relative to EPOD Permit #9:

1. That the proposal shall obtain satisfactory review per the Town's Engineer and Towns' CEO, all the to satisfaction of the Town CEO, as it relates to development within EPOD #9.

GENERAL DISCUSSION

Mr. Young raised an issue regarding a new AT&T application that had recently been distributed to the Planning Board. The application included language stating that unless the Board complied with certain timelines pursuant to federal regulations, the application would be "deemed granted" on January 17, 2025 - which would occur before the next Planning Board meeting.

A Board member noted they had encountered similar situations before and had been able to have applicants support their standing with an outside engineer. After discussion, the Board authorized town staff to request an extension of the "shot clock" if needed, after checking with the Building Department about the accuracy of the timeline.

UPCOMING MEETING INFO

January 21st, 2026 – O’Hara 2 Lot Subdivision & Site Plan

Motion to adjourn the meeting at 7:25 pm was made by Ms. Winship and seconded by Ms. Liberatore.

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