

A regular meeting of the Planning Board was held on Wednesday March 18th, 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
James Snoddy – Chairperson

ATTORNEY: Donald Young

OTHERS: Tanner Cheek – Town Councilperson
John Bonzo
Michelle Booth
David Smith
Mark Winship
Mike Burke
Peter Carosa – ECB Chairperson

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

Mr. Snoddy started the meeting at 7:00 pm.

APPROVE JANUARY 7TH, 2025 MEETING MINUTES

Mr. Snoddy asked if anyone had any comments or concerns regarding the meeting minutes from January 7th, 2026. No comments were raised.

Motion to approve the minutes from the January 7th, 2026 Planning Board Meeting was made by Ms. Winship and seconded by Ms. Liberatore.

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

BONZO 2 – LOT SUBDIVISION

John Bonzo, 185 Langpap Road, Honeoye Falls NY, for a 2 – lot subdivision on property located at 185 Langpap Road, Honeoye Falls NY, consisting of 20.813 acres. Tax account no. 230.04-1-44. Zoned RA-1.

Mr. Snoddy opened the public hearing.

There was no public comment.

Mr. Snoddy closed the public hearing.

Mr. Snoddy invited the applicant to present this project to the Board.

John Bonzo approached the board and explained his application. The objective is to divide his 20 acres in half. His daughter is looking for a place in the area and given there aren't many options in the HFL School District, he would like to be able to gift her some land.

Mr. Snoddy asked Mr. Bonzo for confirmation about the use of the existing barn on the property. Mr. Bonzo explained the barn would remain on Lot #2 and the use will not be changing. Mr. Snoddy noted this would be acceptable under code section 260-15(B) and would not create an illegal subdivision.

Ms. Liberatore asked Mr. Bonzo if he has any intent to sell the lots for development. Mr. Bonzo said no, not unless something falls through with his daughter. He explained his daughter might want to build a house or potentially convert the barn into a home, noting it's a relatively new barn with good bones.

Ms. Liberatore inquired about the fenced in pasture and other various areas of the property. Mr. Bonzo described the southern area as former pasture where his hops were located. He mentioned the hops are still there but he sold his business 5 or 6 years ago but left the poles and the crops because they come back annually and create a nice green buffer wall. Mr. Bonzo also stated that behind the existing barn is federal wetlands with a lot of cattails and some timber areas with black locust.

Ms. Winship commented that the chosen subdivision makes perfect sense to her considering there is frontage on both lots and compliments the only real buildable areas.

Discussion arose regarding utilities to the existing barn. Mr. Bonzo explained there's currently a buried one – inch line running treated water from his house well to the barn. He assured the board that his daughter knows this is temporary and an actual well will need to be dug once she plans to develop.

Mr. Young raised concern about sharing private water supplies between separate lots without easements. Mr. Snoddy suggested that since this is just a simple subdivision with no immediate development planned, this is a future problem that can get worked through at the time of development.

Mr. Moran noted it might be worthwhile to show the approximate location of the water line along with a note to the plans addressing the shared water supply, in case the two lots ever cease to be under common ownership.

Mr. Snoddy conducted Part II of the Short Environmental Assessment Form by asking a series of questions about potential impacts.

Mr. Young noted that the SEQR determination would be included in the resolution to approve the project.

Mr. Snoddy asked if a board member would like to make a motion to approve, deny or table the application.

Motion to approve the Bonzo 2 – Lot Subdivision, as proposed and pursuant to the written resolution, was made by Mr. DeRue and seconded by Mr. Krukowski. All in favor, none opposed.

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

Mr. Young recommended to the board a condition be added to the resolution regarding the water note.

Mr. DeRue made a motion to amend his previous motion to include the water note condition. Mr. Krukowski seconded. All in favor, none opposed.

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

Resolution for Approval of Application for Subdivision for Property at or about 185 Langpap Rd., Honeoye Falls, NY

WHEREAS, John and Sarah Bonzo (collectively, the “Applicant”) have 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 185 Langpap Rd. Honeoye Falls, NY 14472 (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 O’Niell-Rodak Land Surveying Associates, PC, entitled “Bonzo Subdivision,” and last dated on or about March 13th, 2026 (and possibly subject to further revision per the condition(s) below) (the “Map”); and

WHEREAS, while no development is currently proposed, the EPC has nonetheless reviewed the Application given the presence of EPODs 7 and 9 on the Property, and has issued commentary regarding the same;

WHEREAS, the Application was referred to the Monroe County Planning Board and reviewed by the same on or about February 25, 2026;

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

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, 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 given that the Application does not propose any development, but only a subdivision of land, pursuant to the Mendon Town Code at Section 226-24, the Planning Board hereby waives any remaining submittal requirements (including the requirements for additional maps, sketch layout, etc., except as otherwise required by this resolution); 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 Preliminary and Final Subdivision approval relative to the same, all subject to satisfaction of the following conditions:

1. 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, EPOD review, as well as other analyses.”
2. Consistent with the commentary of the Town of Medon Environmental Conservation Board, the Map shall be revised to include a note indicating as follows: “Given the presence of EPODs 7 and 9, as well as wetlands, there is likely to be substantial constraints on potential future development.”
3. All outstanding comments of the Town of Mendon Code Enforcement Officer, including as per the letter dated March 2, 2026, shall be addressed to the satisfaction of the Town Code Enforcement Officer or designee.
4. All outstanding comments of the Engineer for the Town of Mendon, including as per the letter dated March 6, 2026, shall be addressed to the satisfaction of the Town Code Enforcement Officer or designee.
5. A note shall be added to the plans on Lot #2 indicating that “Should Lot #2 and Lot #1 ever cease to be under common ownership, the water supply from Lot #1 shall be disconnected from Lot #2, and a separate water supply shall be provided if water supply is needed, unless another arrangement is otherwise permitted by applicable law, rules and regulations.”

GENERAL DISCUSSION

Potential Enhancements to Planning Board Public Materials in support of Town Transparency and Modernization Goals –

Mr. Snoddy discussed plans to modernize and digitize board documentation, appreciating current efforts by the Building Department staff. He shared research challenges, noting difficulty in finding and managing documents, which might also trouble residents. He suggested creating searchable records via a Google Drive or database to simplify access, instead of navigating numerous PDFs.

Ms. Buckland assured Mr. Snoddy that modernization and records digitalization efforts are in effect and will hopefully be implemented very soon.

CEO's Memo Regarding AT&T SUP Amendment –

The Chairman requested that the code enforcement officer's correspondence regarding the AT&T special use permit amendment be entered into the file.

Minor Subdivision Procedures –

Mr. Snoddy and Mr. Young discussed the possibility of creating a streamlined process for minor subdivision. Mr. Young explained that many towns have separate procedures for minor and major subdivisions, where minor subdivisions (typically fewer than 4 lots) can go straight to final approval without requiring preliminary approval and multiple meetings.

Ms. Winship expressed concerns about this approach. She states the issue with that is that more discussions with the applicants tend to reveal more information. Having multiple meetings is quite helpful because each meeting provides an opportunity for rationalization that might be missed if processes are sped along. And 4 lots should not be considered a minor subdivision

Ms. Winship emphasized that since these buildings are going to be here forever, the Board needs to spend adequate time reviewing these applications.

Mr. DeRue agreed with Ms. Winship concerns, noting that having multiple meetings allow for thorough familiarization with the lots and often reveals issues that don't come out initially.

Mr. Krukowski agreed with Ms. Winship's concerns, stating that the multi-meeting process has produced valuable revelations for both the board and applicants, and that certain issues come to light the second time around that do not emerge initially

Ms. Liberatore agreed that having more discussion through multiple meetings benefits both property owners and developers.

Mr. Young explained that tonight's Bonzo subdivision was essentially what they were discussing, a case where preliminary and final approval were granted simultaneously with certain waivers. He suggested that having a formal minor subdivision procedure would

provide a smoother procedural way to do that, rather than waiving requirements and approving multiple things at once.

Mr. Moran stated every applicant and their engineers want approvals as fast as they can and would agree that protective oversight is important.

UPCOMING MEETING INFO

April 1st, 2026 – Cancelled

Ms. Buckland noted that considering there are no pending application at the moment, Mr. Young has offered to host an online training session, either on April 1st or April 15th, and would touch base with board members about topics and interest levels.

Mr. Snoddy opened the floor for public comment.

Ms. Booth addressed the digitization discussion, explaining that the town received a grant for almost \$75,000 for the whole entire town's records to be scanned in and become available. She noted the first hundred boxes of records would be sent out the following Thursday for scanning, with additional batches to follow as they reapply for grants.

Regarding minor subdivisions, she noted that administrative subdivisions already exist and questioned the need for additional categories, expressing that the town would want to oversee some of this stuff.

Mr. Smith agreed with maintaining current oversight procedures, noting the board doesn't appear overwhelmed with applications and suggesting that complete board review prevents applicants from being blindsided 10 minutes before the meeting.

Motion to adjourn the meeting at 7:35 pm was made by Mr. DeRue and seconded by Mr. Krukowski.

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