

A regular meeting of the Planning Board was held on Wednesday May 20<sup>th</sup>, 2026, at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY 14472 at 7:00 pm.

PRESENT: Teresa Winship  
Charlie Krukowski  
James Snoddy – Chairperson

ATTORNEY: Donald Young

OTHERS: Tanner Cheek – Town Councilperson  
Mark Winship  
Patrick Roache

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

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

**APPROVE MARCH 18<sup>TH</sup>, 2026 MEETING MINUTES**

Mr. Snoddy asked if anyone had any comments or concerns regarding the meeting minutes from March 18<sup>th</sup>, 2026. No comments were raised.

*Motion to approve the minutes from the March 18<sup>th</sup>, 2026 Planning Board Meeting was made by Mr. Krukowski and seconded by Ms. Winship.*

*Ms. Winship – aye; Mr. Krukowski – aye; Mr. Snoddy – Aye.*

**CHAIR REPORT**

Mr. Soddy introduced a new practice. Any administrative actions taken outside of meetings, including written waivers, signatures on maps or plats, and jurisdictional determinations. Two actions were reported since the March 18<sup>th</sup>, meeting:

- April 2<sup>nd</sup>, 2026 Mr. Snoddy signed the Bonzo Plat, executing the approval adopted at the March 18<sup>th</sup>, 2026 meeting.
- April 8<sup>th</sup> 2026 an engineering review waiver was granted for Pat's Pig's SUP amendment based on the interior only scope of the proposed expansion.

**PAT'S PIG'S SPECIAL USE PERMIT AMENDMENT**

Patrick Roache, 17 Cambridge Court, Fairport NY, for an amendment to an existing Special Use Permit, Pat's Pig's Barbeque & Catering, on property located at 5 Assembly Drive, Mendon NY. Tax account no. 216.02-1-1.3. Zoned Business.

Mr. Roache approached the board and explained his application. Mr. Roache explained that he is leasing the adjacent unit and proposes to expand the existing restaurant operation into that space. The expansion is interior only and would include a bar area with table seating, a connecting archway at the front of both units, and a staff passthrough door at the rear to allow kitchen and bar staff access to the walk-in cooler. No additional kitchen is planned in the new space. Proposed amenities in the expanded area include a dartboard and a classic arcade machine. Mr. Roache noted that the assumed name for the liquor license is *The Big Pen*.

**Hours of Operation:** Mr. Roache indicated that standard closing would be around 10:00 PM, with extended hours until midnight or 1:00 AM on Fridays and Saturdays.

**Signage:** No new window signage is planned. Mr. Roache confirmed that a sign would be added to the existing signage structure near the road, referencing both "Pat's Pigs Catering" and "The Pig Pen," and that this addition does not require a separate permit per the Code Enforcement Officer.

**Exterior Picnic Tables:** The board discussed the three preexisting picnic tables located in front of the building. The board was satisfied that the tables do not block any exits, entrances, handicap access routes, or the accessible parking areas, and that there is sufficient pedestrian clearance in front of them. No action was required regarding the tables.

**Egress:** Mr. Roache confirmed that the Code Enforcement Officer had reviewed and approved the egress plan for the expanded space. All exterior doors are outswing, including a security door at the rear. The CEO determined that a second rear exit was not required given the proposed occupancy level. No outdoor seating or gathering is planned for the rear of the building.

**Septic and Grease:** Mr. Roache confirmed that Monroe County had previously approved the septic system following remediation work conducted after the original Special Use Permit was granted. Two grease traps are in place, one internal and one external. The board found the existing infrastructure adequate to accommodate the expanded use.

**Deliveries and Parking:** Mr. Roache noted that the majority of supply runs are handled personally via his own vehicle to Restaurant Depot, reducing the frequency of large commercial deliveries to the site.

Mr. Snoddy opened the public hearing.

There was no public comment.

Mr. Snoddy closed the public hearing.

Mr. Young summarized the draft resolution as follows: the application was characterized as a Type 2 action not subject to SEQR review; the board elected to treat this as a fresh Special Use Permit to replace the existing one, given that the expansion effectively doubles the size of the operation. The resolution found that all applicable Special Use Permit criteria under *Town Code §260-48* were sufficiently addressed, including ingress and egress, parking, public health, harmony with surrounding development, and mitigation of adverse impacts. It further found that the existing site plan was adequate without further detail, given that no new exterior development is proposed, and waived additional site plan requirements accordingly.

*Motion to approve the Pat's Pig's Special Use Permit Amendment, as proposed and pursuant to the written resolution, was made by Ms. Winship and seconded by Mr. Krukowski. All in favor, none opposed.*

*Ms. Winship – aye; Mr. Krukowski – aye; Mr. Snoddy – aye.*

**TOWN OF MENDON PLANNING BOARD  
SPECIAL USE PERMIT DETERMINATION FOR RESTAURANT AT 5 ASSEMBLY  
DRIVE MENDON, NY**

WHEREAS, Patrick Roache (the “Applicant”) has filed a special use permit application to operate a restaurant (the “Application”) on property at 5 Assembly Drive (the “Property”) in the Town of Mendon (the “Town”); and

WHEREAS, the proposal in the Application appears to constitute a restaurant, and Section 260-17[D](11) of the Mendon Town Code (“Code”) permits a restaurant within the Business District upon the issuance of a Special Use Permit (“SUP”) by the Planning Board pursuant to Article VII of the Code; and

WHEREAS, the Applicant was previously granted a special use permit for operation of a restaurant at the Property on or about May of 2024, and the Applicant proposes to expand the restaurant use by approximately doubling the space used at the Property for the restaurant operation, utilizing additional space of the existing building at the Property; and

WHEREAS, of note, is that this special use permit does not address or include the use of a mobile food preparation vehicle and instead is limited to the use of the building and associated appurtenances on the Property as a restaurant; and

WHEREAS, the Planning Board has fully reviewed and considered all submissions and information relevant to the Application, including any comments at the duly held public hearing.

NOW, THEREFORE, BE IT, RESOLVED, that the Application is a Type II Action pursuant to the State Environmental Quality Review Act at 617.5(c)(18), and thus is not subject to further SEQR review; and, be it further

RESOLVED, that, given this includes an approximately doubling of the prior restaurant, the Planning Board will handle this as a distinct special use permit, which will take the place of and supersede the prior special use permit referred to herein; and, be it further

RESOLVED, that, regarding the Special Use Permit requirements at Section 260-24 of the Code, based upon the record before the Planning Board and the conditions set forth herein, the Planning Board finds as follows, particularly given the historic use of the Property as a commercial plaza, the historic use of the Property for a restaurant apparently without material issue, and given that the Application proposes no further material construction and is re-using the existing building:

- a. Ingress and egress from the Property is sufficient,
- b. Parking is sufficient,
- c. Refuse handling is sufficient;
- d. Utilities available are sufficient;
- e. Screening / buffering is sufficient,
- f. Signs and lighting are compatible with the area;
- g. The required yard and open space is sufficient; and
- h. The proposal is generally compatible with adjacent properties and other properties in the zoning district; and, be it further

RESOLVED, that regarding the Special Use Permit requirements at Section 260-25 of the Code, the Planning Board finds that, the Application as proposed, based upon the record, and based upon the conditions set forth herein, satisfies the same, particularly given the historical use of the Property as a plaza with a restaurant, as follows:

- a. The proposed use would not endanger or tend to endanger public health, safety, morals or the general welfare of the community.
- b. The proposed use will be in harmony with the probable future development of the neighborhood and will not discourage the appropriate development and use of adjacent land and buildings or impair their value.
- c. The Application is proposed in a manner that would mitigate potential adverse impacts and preserve or enhance the scenic, natural or historic character of the Town; and, be it further

RESOLVED, that, regarding the Special Use Permit requirements at Section 260-48 of the Code, the Planning Board finds that, the Application as proposed, based upon the record, and based upon the conditions set forth herein, satisfies the same; and, be it further

RESOLVED, that given that additional information is inappropriate for this Application because no exterior development is proposed, information/items the site plan not otherwise required by the Planning Board are hereby waived except as otherwise required herein; and be it further

RESOLVED, that, based upon the aforementioned findings, and **subject to any conditions set forth herein, the Application for a Special Use Permit for the operation of a restaurant as**

**set forth herein be and hereby is approved, including that the site plan submitted with such application is hereby approved for purposes of this Special Use Permit, and, be it further**

RESOLVED, that this approval of the Special Use Permit and site plan is subject to the following conditions:

1. All outstanding comments of the Town of Mendon Building Inspector shall be addressed to the satisfaction of the Town of Mendon Building Inspector, including but not limited to as follows:
  - a. Comment No. 4 to be addressed to the satisfaction of the Town Building Inspector, including that a separate exterior site plan consistent with such comment be provided and filed with the Town; and
  - b. Comment Nos. 5-6, 9, and 11 to be addressed to the satisfaction of the Town Building Inspector.
2. All signage shall be in compliance with Code, including that signage shall require a permit from the Code Enforcement Officer in accordance with Code.

AND, BE IT FURTHER, RESOLVED, the pre-existing special use permit for the associated restaurant is hereby terminated (as it is replaced with the special use permit issued by way of this resolution).

### **GENERAL DISCUSSION**

### **UPCOMING MEETING INFO**

**June 3<sup>rd</sup>, 2026 – Cancelled**

**June 17<sup>th</sup>, 2026 – Osovski Special Use Permit Amendment**

**June 1<sup>st</sup>, 2026 – Schoff Special Use Permit**

*Motion to adjourn the meeting at 7:19 pm was made by Ms. Winship and seconded by Mr. Krukowski.*

*Ms. Winship – aye; Mr. Krukowski – aye; Mr. Snoddy – aye.*