

RE: FF Thompson MOB - 20 North Main Street - Honeoye Falls

External

Inbox



Jul 8, 2026, 9:59 AM
(2 days ago)

Richard B. Milne

to Joseph, me, Michael, c, kurt_koczent, Greg, Nathan, Ian, Bryan

Joseph Merriam and Joe Alati:

Thank you for this information. I will share with my team locally and I appreciate the efforts for this very positive compromise and supportive efforts.

Richard B Milne, Mayor

Village of Honeoye Falls

5 East Street

Honeoye Falls, New York 14472

Cell: 585-202-7190

(mayor@villageofhoneoyefalls.gov)

From: Joseph Merriam <Merrij@pikecs.com>

Sent: Wednesday, July 8, 2026 9:48 AM

To: Joe Alati <jalati@townofmendon.org>; Richard B. Milne
<mayor@villageofhoneoyefalls.org>

Cc: Michael Flannery>; c ccompanies <>

Subject: FW: FF Thompson MOB - 20 North Main Street - Honeoye Falls

Joe and Rick,

Attached is Pike Construction Service's recap of the 10 AM meeting with the Village of Honeoye Falls and the Town of Mendon on July 2nd.

We have forwarded this recap to our legal team for incorporation of the following issues into the agreement:

- The purchase agreement for the conveyance of the 38'-0" Greenspace to the Town of Mendon in exchange for (8) parking spaces in the Library Parking Lot.
- The road easement (5'-0" x the length of the parking lot + 24'-0") to the Village of Honeoye Falls by the Town of Mendon. The Town of Mendon has to allow access to the west curb cut for the parking lot.

Please review and comment if necessary.

Thank you.

Joe Merriam

Sr. Project Manager

[Pike Construction Services](#)

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From: Michael Flannery <

Sent: Tuesday, July 7, 2026 4:55 PM

To:

Subject: FW: FF Thompson MOB - 20 North Main Street - Honeoye Falls

Bill & Kurt,

This is a recap from the mtg with Village and Town. These are the proposed steps for closing any issues and moving forward. Kurt I know you walked the area for the trade off and the review of the supposed 8 spaces for parking at the library lot. We need all the info written and signed off by the lawyers, but wanted to wrap up consent for these proposed modifications before forwarding out

Peter please add any other comments.

Mike Flannery

Vice President

[Pike Construction Services](#)

One Circle Street

Rochester, NY 14607

From: Joseph Merriam <Merri@pikecs.com>

Sent: Tuesday, July 7, 2026 10:48 AM

To: c ccompanies

Subject: FW: FF Thompson MOB - 20 North Main Street - Honeoye Falls

Peter / Mike,

We need to advise/notify Bill Tehan and the lawyers at Phillips Lytle of the changes proposed so that they can be incorporated into the legal documents so we can move forward with the purchase of the land. Using the attached documents presented by ML, we have addressed the Highlighted Public Comments as follows:

1. Preservation of the Greenspace adjoining the Library – we are proposing that 38’-0” of Greenspace be ceded to and owned by the Village of Honeoye Falls / Town of Mendon.

2. The building and the site are elevated above the streetscape – the building has been lowered 3'-0" utilizing landscape walls on the westerly and easterly ends of the property.
3. a.) The driveway entrance into the MOB parking lot is too close to the Library – the overall length of the parking lot has been reduced by 30'-0", reducing available parking stalls in the MOB parking lot. In return for conveying the reduction in size of the parking lot due to the Greenspace ceding, FF Thompson requires an Exclusive Parking Easement with right of ingress/egress for FF Thompson to have exclusive access to (8) parking spaces located on the Town of Mendon Public Library parcel.

b.) The Street Entrance at North Main Street to the parking lot entrance is too narrow for traffic accessing the MOB and the Library - the shared driveway from North Main Street to the Library has been widened to 24'-0" to 24'-0" past the MOB Parking Lot ensuring the smooth flow of traffic in and out of the FF Thompson property and the entrance from North Main Street. The additional land easement (5'-0" x the length of the MOB parking lot + 24'-0") and maintenance of it will be by the Village of Honeoye Falls / Town of Mendon.
4. The building is positioned too far from North Main Street – the building has been shifted 10'-0" closer to North Main Street in an effort to better conform with the surrounding buildings in the District.
5. Additional Site Access improvement – a second pedestrian access sidewalk return on the west side of the MOB parking lot connecting to the existing south end sidewalk to the Library.

These comments match up to the attached ML drawing markups.

Please review and let me know if you want to change anything or add any additional comments.

Thank you.

Joe Merriam

Sr. Project Manager

[Pike Construction Services](#)

From: Bryan White

Sent: Monday, July 6, 2026 10:24 PM

To: Joseph Merriam

Subject: Re: FF Thompson MOB - 20 North Main Street - Honeoye Falls

Gentlemen,

Please find two markup schematics attached.

1. A "callout" markup of the key points brought to our attention during the public hearing. I've worked to show we have addressed each comment in an effort to gain favor with those who initially opposed the project.
2. A "logistical" markup of my understanding for the negotiation of the parking and ingress/egress easements that will have to be in-place. (special attention for the mutual agreement for the parking lot entrance location).
 - a. It would make sense for Pike and the Town of Mendon to negotiate the easements, but the Village of Honeoye Falls will likely be a named party in the easements as it aligns with our site/subdivision approval process timeline. I am available to share my understanding of this portion of the process if it is beneficial.

I am open to make any adjustments you find favorable to our agenda, otherwise, we should share them with the Village and Town staff ASAP. Timeline is a real concern as the Mendon Town Board meeting is the 13th, which means that a special Village meeting would need to occur thereafter while allowing Rozzi and MLA to develop preliminary/final plan sets and formally submit a front setback variance application. (Once we hear back from the Town of Mendon and Library, we need to reconnect and finalize our timeline.)

Sincerely,

Bryan White, PLS, CFS | Principal

From: Joseph Merriam **Sent:** Wednesday, July 1, 2026 3:31 PM

To:

Subject: FW: FF Thompson MOB - 20 North Main Street - Honeoye Falls

Nate / Ian / Bryan,

- I just talked with Peter Cornell regarding the 22' wide road widening. If 22' wide is all we can get, we will work with it, but, we would prefer 24' wide. Peter says that there is a sidewalk on that side, if we could remove the sidewalk to gain the additional width (and have people use the other side of the street) that would be best case scenario.
- Mike just chimed in from SF on the other 2 questions (in yellow).

Thank you.

Joe Merriam

Sr. Project Manager

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From: Michael Flannery <>

Sent: Wednesday, July 1, 2026 3:17 PM

To: Joseph Merriam ; Peter J Cornell <

Subject: Re: FF Thompson MOB - 20 North Main Street - Honeoye Falls

Joe

Question #2 - And green space traded off we want town to go own we do not want liability for Pike or FFT.

Question #3 - Actually, Kurt walked the site Friday and would like to go with 8 spaces.

MF

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From: Joseph Merriam **Sent:** Wednesday, 01 July 2026 12:04:14

To: Peter J Cornell **Cc:** Michael Flannery <>

Subject: FF Thompson MOB - 20 North Main Street - Honeoye Falls

Peter,

I was called today by McMahon Larue & Rozzi Architects and had a Teams meeting regarding tomorrow's presentation with the Village and the Town of Mendon for the FF Thompson MOB in Honeoye Falls. They have marked up the Site Plan and had a few questions which I wanted to get your thoughts on.

- Question #1 - regarding the road widening. The proposed 22' widening access is fine, but, there was mention by you of increasing it to a 24' widening. If so, that affects some trees that would have to be removed in order to accomplish it. Do you have any updates to that?
- Question #2 – per the sketch attached, on the west end of the proposed parking lot, the Greenspace as noted will, in the winter, become a snow collection point. How do we remove snow from there with the new retaining wall on the west end of the parking lot? Also, I think you mentioned that we (Pike) do not want ownership of that Greenspace, correct?
- Question #3 – the Architect/Engineer have drawn in 6 parking spaces into the Library parking lot for MOB employees.

I highlighted my phone number below for you to give me a call to discuss.

Thank you.

Joe Merriam

Sr. Project Manager

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