

A regular meeting of the Planning Board was held on Wednesday August 5<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  
Danielle Liberatore  
Earl DeRue  
James Snoddy

ATTORNEY: Donald Young

OTHERS: Tanner Cheek – Town Councilperson  
Joe Alati – Town Supervisor  
Mark Winship  
Ian Kuchman  
Torrey Giancursio  
Emilio Moran – MRB Group  
Chase Kraemer – MRB Group  
Bryan White  
Thomas Parkes  
Rebecca Kreuzer – Town Councilperson

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

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

### **APPROVE JULY 2<sup>ND</sup>, 2026 MEETING MINUTES**

Mr. DeRue asked if anyone had any comments or concerns regarding the meeting minutes from July 2<sup>nd</sup>, 2026. No comments were raised.

*Motion to approve the minutes from the July 2<sup>nd</sup>, 2026 Planning Board Meeting was made by Mr. Krukowski and seconded by Ms. Winship.*

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

### **CHAIR REPORT**

Mr. Snoddy reported that no administrative actions had been taken between meetings, including no waivers, signatures on maps or plats, or other items of interest. There was nothing to report for the record.

**MENDON ACRES SPECIAL USE PERMIT AMENDMENT**

Doug Osovski with Mendon Acres, 4287 Clover Street, Honeoye Falls NY, for an amendment to an existing Special Use Permit, to construct a second barn for additional storage and retail space. Tax account no. 215.03-1-2.121. Zoned RA-1.

Mr. Snoddy noted that the matter had previously been tabled on June 17th pending updates to the site plan. Three primary items had been requested: final barn dimensions, setback from the property line, entrance locations, and clarification regarding parking and utilities.

Mr. Snoddy invited Mr. Osovski to join the Board at the table.

Mr. Snoddy asked whether all Board members had had an opportunity to review the updated site plan, and it was noted that all members had done so.

Mr. DeRue indicated satisfaction with the updated plan.

Ms. Winship stated that while all requested information had been added and was appreciated, she wished the drawing had been produced at a more scalable format, though acknowledged it was reasonably close and not significantly off.

Mr. Snoddy opened the floor to public comment.

There was no public comment.

Mr. Young present the draft resolution, noting several blanks to be filled in:

- Barn Square Footage: Confirmed at 32 by 52 feet (1,664 sq. ft.).
- Purpose: The new barn would support the existing use by increasing storage capability, shifting the retail space to the new structure, and allowing for expanded storage in the existing building.
- Agricultural District: Confirmed that the property is located within an agricultural district.
- Retail Space: Confirmed that retail space would be shifted from the existing building to the new barn.
- Conditions: The Board retained conditions including: (1) living quarters within the barn must be compliant with applicable building and fire codes; (2) any utility districting required must be completed to the satisfaction of the Town Board; (3) any necessary easements must be provided in connection with any required districting; and (4) an engineer must confirm that the proposal does not encroach on any wetlands in an impermissible manner.

*Motion to approve the Mendon Acres Special Use Permit Amendment, as proposed and pursuant to the written resolution, was made by Mr. DeRue and seconded by Ms. Winship.*

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

### **GIANCURSIO SITE PLAN**

Torrey Giancursio, 393 Pond Road, Honeoye Falls NY, for a site plan application to demolish existing single-family dwelling and construct new single-family dwelling, on property located at 383 Pond Road, Honeoye Falls NY. Tax account no. 204.04-1-40.21. Zoned RA- 5.

Mr. Giancursio was represented by Mr. Kuchman who approached the board and provided the following overview of the proposal:

- Mr. Giancursio proposes to demolish all existing primary and secondary accessory structures on the parcel and reconstruct a two-story building with a walkout basement-level garage.
- The project involves moderate grading between the finished floor elevation and the basement level, with a terraced backyard and retaining walls.
- The existing driveway entrance will be relocated to a position with enhanced sight distances, as the current driveway presents suboptimal visibility for traffic approaching from either direction. Mr. Kuchman noted this as a safety improvement benefiting both Mr. Giancursio and the traveling public.
- All hardwood trees in the front yard are to be preserved. Mr. Giancursio envisions a meandering driveway that threads through the existing hardwoods, maintaining the character of the roadside frontage.

Regarding utilities, Mr. Kuchman reported the following:

- A septic system was installed approximately two years ago and is a proprietary system. The installer conducted an inspection earlier in the year and provided certification confirming the system is in good, well-maintained condition.
- The plan is to utilize the existing leach field in the front yard, connecting to it via a new septic tank. The series of tanks would only enhance wastewater treatment.
- The property is served by a private well, and the plan is to reroute the water line to the existing well. If demand requires it, Mr. Giancursio is prepared to install a new well at his own expense.
- Contact has been made with the Monroe County Health Department to validate the proposed septic approach, and comments from the Monroe County Department of Planning and the DOT have been received and addressed.

Regarding the proposed horse stable and barn shown adjacent to a lot line, the CEO had flagged that the structure does not meet the required setback — 100 feet for fewer than 5 animals, or 150 feet for 5 or more animals. Mr. Kuchman confirmed that Mr. Giancursio intends to remove the stable and barn from the current application entirely. Mr. Giancursio wishes to focus on the primary residence at this time and will revisit the barn in a future application, allowing additional time to weigh available options including relocation or a variance application.

Mr. Krukowski raised the question of whether work on the adjacent property had occurred within an Environmental Protection Overlay District (EPOD), noting the presence of a pond on an adjacent parcel and wetlands to the east of the applicant's easternmost lot.

Mr. Kuchman clarified that the pond is located on an adjacent parcel and that the proposed work area is well outside any wetland areas.

Mr. Young asked whether the pond served the subject property in any functional capacity, including for fire protection, and whether drainage would flow toward it.

Mr. Kuchman assured that runoff drainage would reach the pond only incidentally, and that the proposed work area does not encroach upon any regulated environmental areas.

Mr. DeRue raised concerns about the proposed 20-foot-wide driveway and its potential impact on existing oak trees, noting that paving over root systems up to the drip edge could damage or kill the trees. He suggested narrowing the driveway through the tree corridor. Mr. Giancursio expressed agreement with this suggestion.

Ms. Winship seconded this recommendation and suggested the use of a turnaround design that would allow for a narrower driveway profile while still achieving functional width. She also noted that the grading plan did not appear to account for re-grading associated with the new driveway, and that any additional disturbed area would need to be reflected in the plans.

Mr. Kraemer noted that the limits of disturbance — stated at approximately 3.87 acres — should be clearly delineated on the plan set, and that any grading assumptions should be explicitly noted.

Mr. Kuchman acknowledged this and confirmed that a revised plan set was already in preparation and would include a clearly labeled limit of disturbance with acreage called out.

Mr. DeRue observed that a barn to be demolished is located very close to the road right-of-way and recommended that the Town be named as an additional insured on the demolition contractor's policy to protect against liability.

Mr. Kuchman indicated this could be addressed through the building and demolition permit process, and the applicant expressed no objection.

Ms. Winship provided detailed comments on the grading plan, noting that several grades as drawn were not realistic or did not properly tie into existing conditions. She identified areas where proposed grades appeared to terminate abruptly rather than transitioning logically, and noted that some retaining wall elevations appeared to show the top of wall nearly flush with

the proposed grade. She requested that the grading be revised to reflect more accurate and constructible conditions.

Mr. Kuchman acknowledged the comments and confirmed revisions would be made.

Mr. Kraemer also requested that slope ratios and drainage arrows be added to the plan for clarity and consistency.

Mr. DeRue requested that a profile or section of the proposed retaining wall be shown, including footing details, to give the Board and the applicant's prospective buyer a clear understanding of what would be constructed. Mr. Kuchman agreed to provide this once the wall system is finalized.

Mr. Krukowski raised the question of an existing culvert at the current western driveway entrance, which is to be eliminated as part of this project. Mr. Kuchman confirmed that the existing driveway would be removed and that no new culvert was proposed at the new driveway location, which sits at a high point on the road.

Mr. Kraemer noted the importance of coordinating with the applicable highway authority (DOT) to confirm drainage requirements at the new connection point. Mr. DeRue suggested removing the existing culvert from the former driveway location and regrading the area accordingly.

Mr. Krukowski noted the possible presence of asbestos in pipes within the main house and recommended that remediation be addressed as part of the demolition permit process. Mr. Kuchman agreed this would be handled through the appropriate permit.

Mr. Kraemer raised a question regarding an accessory storage structure on the property that appeared to exceed a certain square footage threshold. After discussion, it was clarified that the relevant code provision establishes a minimum — not a maximum — square footage, and that no variance appeared necessary.

Mr. Kuchman confirmed that a construction sequence/schedule of events would be added to the plan set, including an erosion and sediment control sequence.

Mr. Snoddy indicated he would be comfortable proceeding with a conditional approval, as the remaining items appeared addressable through the engineering and building permit process.

Ms. Winship stated that she was not prepared to vote for approval — conditional or otherwise — without first seeing a revised set of plans that accurately reflected the updated grading, removed the stable from the drawings, and addressed the outstanding comments discussed.

Ms. Liberatore expressed a similar concern about setting a precedent of moving applications forward without revised plans in hand, referencing prior applications that had been required to return.

The Board reached a consensus that revised plans should be submitted in advance of the next meeting. The applicant and Mr. Kuchman indicated they would work to have revised plans ready prior to the August 19th meeting.

### **PARKES SITE PLAN**

Tom Parkes, 101 Carrington Way, Victor NY, for a site plan application to demolish existing single – family dwelling and construct new single – family dwelling, on property located at 3694 Rush Mendon Road, Honeoye Falls NY. Tax account no. 216.01-1-2. Zoned RA – 5.

Mr. Parkes was represented by Mr. White who approached the board and provided an overview of the proposal.

Mr. White described the proposal as the construction of an approximately 3,100 square foot single-family residence on a 97-acre parcel, with no subdivision involved. The project includes demolition of an existing residence located near the corner of the property. The new home is designed to be set into the hillside, with garage and vehicle parking on the lower level and primary living space on the upper level, creating a structure integrated into the natural topography rather than built on a flat pad.

Mr. White explained that the primary access point would be off West Bloomfield Road rather than Rush Mendon Road, citing safety concerns with the line-of-sight and grade at the Rush Mendon Road intersection. The Rush Mendon Road entrance would be maintained as secondary or potential access only. Mr. White noted that West Bloomfield Road is a county road and that an access permit would be coordinated through the county DOT. The overall driveway grade averages approximately 6.7 to 7 percent.

Mr. DeRue suggested relocating the septic tank closer to the driveway for serviceability and accessibility. Mr. White agreed this could be accommodated.

Mr. Kraemer noted that the driveway is a steeper, longer drive and asked about provisions for fire apparatus access and emergency pull-offs. Mr. White confirmed that pull-offs would be shown on revised plans at intervals consistent with Town design criteria. Mr. DeRue recommended that an emergency runaway area be designated on the downhill approach for safety, and that the new address be clearly signed at the primary entrance to avoid confusion for emergency responders.

Mr. DeRue raised a concern about whether adequate water pressure would be achievable given the elevation difference between the water main and the second floor of the proposed

home. Mr. White acknowledged this had been a concern and stated the team was actively working through it, including proposing two separate taps into the water main — one exclusively for the private fire hydrant and one for domestic service — to ensure adequate pressure at each.

Mr. Kraemer requested that documentation of flow rates and pressure at the hydrant and within the structure be provided to satisfy the fire marshal's requirements.

Mr. Kraemer identified an existing 30-foot-wide water service easement running along the rear of the proposed barndo structure, which serves other residences to the north. He cautioned the applicant to ensure that limits of disturbance and construction activity do not encroach upon the easement. Mr. White confirmed they were aware of the easement, that physical markers were in place, and that the silt fence line would be pulled back to graphically reflect and respect the easement boundary. Mr. Krukowski provided additional context, noting that this service line was installed relatively recently and had required repair work last fall.

Mr. Kraemer confirmed that a 50 percent expansion area for the septic system had not been clearly shown on the plans. Ms. Winship noted that showing the expansion area may be a code requirement and asked the applicant to verify and include it on revised plans. Field testing with the health department had been completed, and the application was pending health department review.

Ms. Winship commented on the steep side slopes adjacent to the driveway and noted that erosion protection measures such as temporary check dams should be shown on the plans for the steeper sections to prevent channelization of stormwater along the driveway edges. Mr. White agreed and confirmed that check dams and temporary erosion controls would be added to the plan. Ms. Winship also requested that contour slopes be labeled and that the direction of drainage be indicated on slopes adjacent to the proposed structure.

Ms. Winship requested that building dimensions or square footage be added to the site plan for the record and to provide scale context. Mr. White indicated that preliminary architectural drawings had been provided, and that dimensional information would be incorporated as the design was finalized.

Mr. Kraemer noted the presence of a proposed transformer pad on the southwestern portion of the site, and asked whether screening was planned. Mr. White indicated that existing apple trees in that area would naturally screen the transformer from view, and that the transformer location had been positioned accordingly with accessibility requirements in mind. Mr. Parkes confirmed a generator was planned for the site, to be located on the same pad as the transformer.

Mr. White noted that the application was scheduled for review by the Historic Preservation Commission (HPC) on August 12th, prior to the Planning Board's next meeting on August

19th. He expressed the intent to have revised plans submitted to the Board at least two days before the August 19th meeting.

### **PUBLIC COMMENT**

No public comment.

### **GENERAL DISCUSSION**

#### *Copperfield Community Proposal:*

Mr. Snoddy introduced a general discussion regarding the Copperfield Community proposal, a proposed 417-unit residential development located in the Village of Honeoye Falls, adjacent to the Town of Mendon, bounded in part by Quaker Meeting House Road. The purpose of the discussion was to solicit feedback from Board members for the benefit of the Town Board, which had the matter on its agenda for the following Monday. Mr. Alati and Mr. Cheek were present and noted that, per standard practice, the Town Board would not make a formal statement on behalf of the full board without a vote to do so.

#### **Development Scale and Phasing**

Ms. Winship expressed concern about the aggressiveness of the proposed phasing schedule. Based on materials reviewed, Phase 1—comprising approximately 128 dwelling units in the yellow-designated area—is proposed to be completed by 2033, with a second phase of approximately 198 units by 2037, and a final phase of approximately 241 units shortly thereafter, bringing the total to over 400 units by approximately 2041. Ms. Winship noted that a development of this scale would typically be phased over 20 years or more, and that completing it in under 10 years gives the community insufficient time to absorb the impact.

#### **Community Services and Shared Spaces**

Ms. Winship raised the concern that new residents of the Copperfield Community would be sharing Mendon's parks, open spaces, and community amenities, without a corresponding offset or contribution. It was noted that in developments of this size, it is common for there to be a trade-off in the form of dedicated green space, trail corridors, or other community amenities. Ms. Winship expressed that she would have preferred to see more meaningful green space incorporated into or adjacent to the development to relieve pressure on existing Mendon community spaces.

#### **School System Capacity**

Mr. Krukowski raised the question of school system capacity, noting that 400-plus dwelling units could bring several hundred additional school-age children into the School District. Mr. Snoddy noted that enrollment has declined approximately 10 to 12 percent over the past 15 years, suggesting some available capacity in terms of physical space, but cautioned that absorbing a large influx of students within a short time window, well before the district could organically recover, could strain both staffing and infrastructure. Ms. Winship noted that current classroom sizes are already at approximately 25 students per class.

#### **Drainage and Environmental Concerns**

Ms. Winship noted that topography was not clearly shown in the materials reviewed and that this is critical to understanding drainage patterns across the site. It was noted that the site contains clay soils, which, while cohesive, will nonetheless be substantially stripped during construction and will remain exposed for an extended period. The proximity of the development to the Watercourse Protection Overlay District was identified as a specific concern. Ms. Winship emphasized that sedimentation of nearby waterways must be carefully managed throughout all phases of construction.

### **Infrastructure and Public Services**

Mr. DeRue raised several infrastructure-related concerns. These included the need to evaluate the capacity of the existing sanitary sewer system and wastewater disposal plant prior to permitting additional connections, the need for each phase of construction to be secured by a letter of credit from the developer—inclusive of inflation and inspection cost provisions—and the requirement that all infrastructure (water, sanitary sewer, stormwater, roadways) be fully installed and approved before occupancy is permitted. Mr. DeRue also raised concerns about cost impacts to the Town related to emergency services and road maintenance resulting from increased traffic volumes, and emphasized the importance of continuous third-party engineering inspection of all construction activities, paid for by the developer.

### **Jurisdictional Context and Town Board Role**

Mr. Alati clarified that the Village of Honeoye Falls has jurisdiction over the approval of the Copperfield Community development, and that the Town of Mendon's ability to influence the outcome is limited. However, it was noted that under General Municipal Law Section 239-n, the Town received a referral notice and has the right to submit comments into the Village's public hearing record. The Town Attorney was identified as the appropriate resource to advise the Town Board on what formal avenues—such as an interested party designation or comments under existing shared service agreements—may be available. Mr. Alati confirmed these matters would be discussed at the Town Board meeting on Monday.

Mr. Young suggested that the minutes of this Planning Board meeting be formally transmitted to the Town Board, as they would constitute a substantive record of the Planning Board's technical and land-use-oriented concerns without the need for a separate formal letter. The Board concurred that this was an appropriate approach.

### **UPCOMING MEETING INFO**

|                                       |          |                                                                                        |
|---------------------------------------|----------|----------------------------------------------------------------------------------------|
| <b>August 19<sup>th</sup>, 2026</b>   | <b>–</b> | <b>Giancursio Site Plan<br/>Parkes Site Plan<br/>Mendon Heights 17 Lot Subdivision</b> |
| <b>September 2<sup>nd</sup>, 2026</b> | <b>–</b> | <b>Schoff Special Use Permit</b>                                                       |

*Motion to adjourn the meeting at 8:50 pm was made by Mr. DeRue and seconded by Ms. Winship.*

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

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