

A Regular Meeting of the Planning Board was held on Wednesday, June 7, 2023 at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY, 14472 at 7:00 PM

PRESENT: Lauren Smith - Chair  
Earl DeRue  
Charlie Krukowski  
Teresa Winship  
Nicole Sayers

ATTORNEY: Donald Young

TOWN ENGINEER: Mike Simon, LaBella, PC

OTHERS: Town Councilperson, Brent Rosiek; Eleven residents; Wendy Greer and Owen Zacharias via Zoom.

Minutes were taken by Katrina Allen

Ms. Smith began the meeting at 7:04 PM

**MINUTES**

**MOTION**

Ms. Sayers moved, seconded by Mr. DeRue to approve the minutes of the April 19, 2023 meeting.

**ADOPTED**

Ms. Smith – aye; Mr. DeRue – aye; and Mr. Krukowski – aye; Ms. Sayers – aye; and Ms. Winship– aye.

**CAWLEY SUBDIVISION PUBLIC HEARING**

Joshua Cawley, 1100 Pittsford Mendon Center Road, Honeoye Falls, NY, for a four-lot subdivision on property located on Pittsford Mendon Center Road and Topspin Drive, Honeoye Falls, NY, consisting of 20 acres and 10.80 acres. Tax account nos. 204.02-1-8 and 204.02-1-36. Zoned RA-5.

Josh and Courtney Cawley approached the Board with their surveyor, Anthony Venezia of Venezia Land Surveyors.

Mr. Venezia stated the applicants have a large two lot parcels. They want to take the North and South lots and make three new buildable lots on Topspin Drive. The fourth lot, with the concrete structure, will stay as is. There were a few issues, and they have addressed them. They hired a local environmental firm who delineated the Environmental Protection Overlay Districts (EPODS). There are utilities on Topspin Drive, and there will be short driveways, and no new road for the potential building sites.

Ms. Sayers said she did not see driveways on the map. Mr. Venezia said they will address that.

Ms. Smith asked Mr. Cawley if he is the one building. Mr. Cawley said he will be. Ms. Smith clarified Mr. Cawley is the developer, and Mr. Cawley said yes, he is.

Ms. Smith opened the Public Hearing at 7:09 pm

Carina Quinlin, 4 Meadowside Lane, said the notice of the meeting was in high grass, and could not be

seen, until it was mowed. She is very displeased. She moved here 20 years ago for peace and quiet, and she believed what Mendon told her it would be. She said Mendon stopped development tracts in Pittsford, so why are we not stopping them in Mendon?

Sharon Brennan, 817 Pittsford Mendon Center Road, thanked the Cawleys for the work they did on their house. It was run-down when they brought it, and it looks great, but she is against more development. The Cawleys originally wanted a horse farm, and why won't the Town revisit it? It meshes with Mendon.

Bill Pryor, 888 Pittsford Mendon Center Road, cannot see any reason to not approve this. It meets the zoning, and he has no problems with this. The Cawleys did a great job on their proposal.

Todd Jokl, 7 Meadowside Lane, echoes the comments of Mrs. Brennan. The Cawleys did a good job on their property, and he is sad to see the horses were not approved. Development would change the character of Mendon and the wildlife.

Emily Watson, 822 Pittsford Mendon Center Road, said this was just zoned RA-5 last year, and none of the neighbors were told. 822 is on the local historical registry and 833 Pittsford Mendon Road was an old tavern. It is not on the registry, but it is historical. She said these three proposed houses need a buffer.

Kathleen Kurchyn, 100 Topspin Drive, agrees they did a nice job on their house, and she is surprised the horse pasture was not allowed. She built her house 43 years ago, and if she wanted to live in Pittsford, then she would have.

Lauren Charles, 833 Pittsford Mendon Road, lives directly next door to the Cawley's house. They did a beautiful job on their home. She said her home is not on the registry, and she is not sure why not as it was a local tavern. Mendon is special for its spaces, and she likes that. People slow down, because it is so beautiful.

Kristina Powell, 104 Topspin Drive, has lived here 10 years and built their house because of the community and pasture. She said they all have little kids and they like to play in that road. This would dramatically change their lives, and the integrity of the home they thought they were buying.

Todd Jokl, 7 Meadowside Lane, said they moved there in 2019 from out of state. They settled here, because of the schools and economic nature. He likes watching the lightning bugs in the meadow, and the houses there would ruin that.

The Board asked Mr. Cawley if he had anything to add.

Mr. Cawley stated he appreciates everyone's comments a lot. They moved here six years ago and have a five-month-old and a two-year-old, and they want to grow their family here. He stated he had no relationship with the previous owners of the properties he bought. He came to the Town to use these two parcels together for horses, and he was denied. He made another appeal, and was denied again. He said they are not in a position to pay on these two properties plus their home's property, and they needed to make a decision. He had calls from developers who wanted to make as many lots as they could. Mr. Cawley said he did not want that. If he does anything with the land, it will be tasteful for the community.

Ms. Smith said the Historical Preservation Commission (HPC) had a recommendation, but the Board did not have time to consider it yet, as it was just received.

Ms. Smith said the Board will keep the Public Hearing open as it is not in the position to make a decision. The Public Hearing will stay open to the next meeting.

### **MOTION**

Ms. Sayers moved, seconded by Ms. Winship to keep the Cawley Subdivision Public Hearing open until the next Planning Board meeting.

### **ADOPTED**

Ms. Smith – aye; Mr. DeRue – aye; and Mr. Krukowski – aye; Ms. Sayers – aye; and Ms. Winship – aye

**PUBLIC COMMENT**

Paul Quinlin, 4 Meadowside Lane, said he has traffic concerns. He said coming out of the Hamlet, it is 35 mph; then it is 55 mph on the crest of the hill to Smith Road. It is an extreme risk, and the speed limit should be 40 mph, not 55 mph.

Ms. Sayers discussed dark sky training she attended. The instructor offered to come to the Town to train. This is pertinent when the Planning Board reviews site plans, as it can consider and ask for dark sky compliance.

**GENERAL DISCUSSION**

The Board discussed the upcoming Planning Board meetings.

6/2/23 – Hellems Subdivision/Curran Site Plan

- Cawley Subdivision Public Hearing, Second Appearance
- Equicenter Special Use Permit Amendment w

7/5/23 – Canceled

Mr. Young asked for the Equicenter application to be last as he needs to recuse himself for a conflict of interest.

**MOTION**

Ms. Sayers moved, seconded by Mr. Krukowski to adjourn the meeting at 7:32 pm.

**ADOPTED**

Ms. Smith – aye; Mr. DeRue – aye; and Mr. Krukowski – aye; Ms. Sayers – aye; and Ms. Winship– aye.