PLEASE TAKE NOTICE, that a WORKSESSION will be held at the Penfield Town Hall in the auditorium on Thursday, March 11, 2010 at 6:30 PM local time by the Penfield Planning Board to consider the following applications. All persons in favor of or opposed to said applications will be heard.

TABLED:

1. David Zacharias, BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450/Wilbert’s Inc. requests under Article VIII-8-2 of the Code Preliminary and Final Subdivision approval to allow the subdivision of 52.5 acres into four parcels to allow separation of the existing Wilbert’s Christmas Tree Farm and the existing Wilbert’s Buick and GM Parts, to be known as Wilbert Property. The property is located at 1272 Salt Road, is now or formerly owned by Arthur Wilbert and is zoned RA-2. Appl# 10P-0002. SBL# 095.04-2-2.

CONTINUED TABLED

2. Robert L. Keiffer, PE, FRA Engineering, 255 East Avenue, Rochester, NY 14604/Dave Clements requests under Articles III-3-10, IX-9-2 and X-10-4 of the Code Preliminary and Final Site Plan, EPOD Permit, and Conditional Use Permit approval to allow demolition of an existing dry cleaning facility and the construction of a 6 bay carwash with associated site improvements on a total of 0.68 +/- acres located at 1600 Penfield Road to be known as Classy Chassy Carwash. The property is now or formerly owned by Springs Land Company LLC, and is zoned GB. Appl# 09P-0021. SBL# 123.20-2-47.

CONTINUED TABLED

MISCELLANEOUS:

1. Bay Towne Plaza Expansion Rezoning – The Board received the draft environmental impact statement on September 24, 2009 and declared it incomplete on October 22, 2009. Additional information was submitted on December 1, 2009. On January 21, 2010 the applicant requested the Planning Board to table the review process pending the submission of an amended plan. The Board decided to honor that request at their January 28, 2010 meeting. For additional details relating to this project please refer to the Planning Department website at www.penfield.org.

2. Fairview Crossing Phase 5 & 6 – The applicant requests a re-approval to allow the Board’s Chairperson to re-date the plat map for Phase 6 and authorization for signature of Phase 5. Phase 5 was partially filed, with 4 lots excluded, so an additional plat map will be submitted for the remaining lots.

APPROVED

The Planning Board will meet at 6:30 PM local time Thursday March 11, 2010, in the Town Hall Auditorium to discuss, in a meeting open to the public, tabled matters and other business that may be before it.

Amy Steklof
Town Clerk
The Planning Board met at 6:30 PM local time Thursday, March 11, 2010 in the Auditorium to discuss, in a meeting open to the public, tabled matters and other business that was before it.

I. CALL TO ORDER:

PRESENT: Sandy Kyle, Chairperson
          John Albright
          William Bastian
          Allyn Hetzke, Jr.
          Arsen Markarian
          Mike Simon
          Terry Tydings

ABSENT:

ALSO PRESENT: Katie Evans, Planning Board Clerk
               Deanna Herko, Planning Board Secretary
               Evan Sheppard, Planning Technician
               Mark Valentine, Assistant Engineer
               Peter Weishaar, Legal Counsel

II. APPROVAL OF MINUTES: February 11, 2010

The Board approved the minutes.

Vote: Moved by: Tydings Seconded by: Bastian

Chairperson Kyle - Aye Albright – Aye Bastian – Aye Hetzke - Aye
Markarian – Aye Simon – Aye Tydings - Aye

Motion was carried.

III. TABLED:

A. David Zacharias/Wilbert’s Inc. requests Preliminary and Final Subdivision approval to allow the subdivision of 52.5 acres into four parcels to allow separation of the existing Wilbert’s Christmas Tree Farm and the existing Wilbert’s Buick and GM Parts located at 1272 Salt Road to be known as Wilbert Property. Appl# 10P-0002. SBL# 095.04-2-2.

Board member Simon recused himself from this application.

The Zoning Board of Appeals reviewed and approved the modifications to the pre-existing non-conforming use. When the Zoning Board of Appeals resolution is finalized a copy will be provided to the Planning Board for their reference. The
Board received written responses and revised plans from the applicant, and found that all comments have been addressed to their satisfaction. The Board agreed to prepare a draft approval resolution for consideration at the next meeting.

This application was CONTINUED TABLED pending review of recently submitted materials and preparation of the draft approval resolution.

Vote: Moved by: Markarian Seconded by: Hetzke
Chairperson Kyle - Aye Albright – Aye Bastian – Aye Hetzke - Aye
Markarian – Aye Simon – Recused Tydings - Aye

Motion was carried.

B. Robert L. Keiffer, P.E./Dave Clements requests Preliminary and Final Site Plan, EPOD Permit, and Conditional Use Permit approval to allow demolition of an existing dry cleaning facility and the construction of a 6 bay carwash with associated site improvements on 0.68 +/- acres located at 1600 Penfield Road to be known as Classy Chassy Carwash. Appl# 09P-0021. SBL# 123.20-2-47.

The Board is waiting for responses from the applicant.

This application was CONTINUED TABLED pending submission of outstanding items identified in previous continued tabling resolutions.

Vote: Moved by: Kyle Seconded by: Hetzke
Chairperson Kyle - Aye Albright – Aye Bastian – Aye Hetzke - Aye
Markarian – Aye Simon – Aye Tydings - Aye

Motion was carried.

IV. MISCELLANEOUS:

A. Bay Towne Plaza Expansion Rezoning – Staff provided the Board with an update on this application. The Town Board has scheduled an informal meeting with the applicant at their March 24th worksession to allow the applicant to present alternative plans.

B. Fairview Crossing Phase 5 & 6 – Board member Simon recused himself from the discussion.

The Applicant requests the Board to grant authorization to the Chairperson to sign the Phase 5 plat map and issue a re-approval to Phase 6. This will authorize the
Chairperson to re-date the Phase 6 plat map. Phase 5 was previously filed with 4 lots excluded, so the additional plat map is needed to file the remaining lots.

The Board AUTHORIZED the Chairperson to sign the Fairview Crossing Phase 5 map.

Vote: Moved by: Hetzke Seconded by: Bastian
Chairperson Kyle - Aye Albright – Aye Bastian – Aye Hetzke - Aye
Markarian – Aye Simon – Recused Tydings - Aye

Motion was carried.

The Board RE-APPROVED WITH CONDITIONS Fairview Crossing Phase 6.

Vote: Moved by: Hezke Seconded by: Bastian
Chairperson Kyle - Aye Albright – Aye Bastian – Aye Hetzke - Aye
Markarian – Aye Simon – Recused Tydings - Aye

Motion was carried.

D. Wegmans Route 250/441 – Staff provided an update to the Board regarding a recent meeting with representatives from Wegmans. Wegmans is requesting Administrative Approval for a parking lot maintenance plan. The plan includes additional landscaping, revised lighting, installation of new curbing, and replacement of most of the existing pavement around the Wegmans store. The proposed lighting scheme complies with the Board’s design guidelines. The Board reviewed the plans and is comfortable with the proposal.

E. Educational Opportunities – The Chairperson provided the following options for the Board members to consider:
   - Reshaping Rochester Lectures
   - Attending other Towns’ Planning Board meetings
   - The Board was encouraged to inform staff of their interests so corresponding training can be arranged.

F. Educational Opportunities – Harold Morehouse, the Building and Zoning Administrator, met with the Board to explain the Town’s code enforcement process. This informative discussion contributed to the Board’s annual training requirement.
Penfield Planning Board
March 11, 2010

There being no further business to come before the Board, this meeting was adjourned at 8:00 PM, Thursday, March 11, 2010.

These minutes where adopted by the Planning Board on April 8, 2010.