NOTICE OF WORKSESSION, PENFIELD PLANNING BOARD

PLEASE TAKE NOTICE, that a WORKSESSION will be held at the Penfield Town Hall in the auditorium on Thursday, May 13, 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. 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.

APPROVED WITH CONDITIONS

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.

The Planning Board will meet at 6:30 PM local time Thursday, May 13, 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, May 13, 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
          Arsen Markarian
          Mike Simon
          Terry Tydings

ABSENT: Allyn Hetzke, Jr.

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: April 22, 2010

The Board approved the minutes.

Vote: Moved by: Bastian Seconded by: Markarian

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

Motion was carried.

III. TABLED:

A. 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 reviewed the draft approval resolution and found all outstanding concerns had been addressed.

This application was APPROVED WITH CONDITIONS.

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

Motion was carried.

IV. MISCELLANEOUS:

A. Bay Towne Plaza Expansion Rezoning – Staff provided a brief update on the status of this project.

B. Abbington Place – Board member Simon recused himself from this application.

The property is located on the west side of Fairport Nine Mile Point Road, at the Marchner Road intersection. The Sketch Plan application for Incentive Zoning is being considered by the Town Board. The application consists of subdividing 49.1 acres into 99 residential lots, consisting of 27 conventional single-family lots and 72 patio lots. The Town Board has requested the Board review the application and provide comments. The Board reviewed the factors of consideration and compiled the following comments:

- The Board suggests streetlights be considered within this development.
- Sidewalks along Fairport Nine Mile Point Road would be a nice amenity for this area. Specifically, extending from this property to connect with the existing sidewalks in the Village of Webster.
- An internal sidewalk or trail connection to Whitespire Lane would benefit residents of both neighborhoods.
- The Board is concerned that a project of this size will have only one access. An emergency-only access drive to Whitespire Lane could alleviate the safety issue without providing traffic access between the neighborhoods.
- To prevent future difficulties, the stub road to the southern property line should be installed at time of construction.
- With the limited data available at this point, the Board is not concerned with the site’s drainage. The proposed stormwater management locations appear to be appropriate.
- There is opportunity to utilize the stormwater management areas for passive recreation, with paths around the ponds, periodic benches, and a park area next to the pond on the western property line.
- The Board suggests giving the Trails Committee an opportunity to comment on this proposal.
- The Board is supportive of the applicant’s intention to offer ADA compliant designs and the intention to market the development to empty-nesters.
- A common area would be a nice amenity, either in a central location or adjacent to one of the ponds.
Staff informed the Board of the scheduled Town Board Public Information Meeting on May 25, 2010.

C. Comprehensive Plan – Staff and Board member Markarian provided an update to the Board. The Town Board has scheduled a public information sharing session on May 24, 2010.

D. Spring Pines Office Park Subdivision – The property owner is interested in possibly subdividing the property for each office building to be contained on its own parcel. The reason for this request is to obtain the ability to sell individual buildings to the tenants. Variances will be required and approval will be considered by the Zoning Board of Appeals. The Board will schedule a public hearing upon receipt of the application.

E. Eastside YMCA Phase II – Staff presented the plans to the Board for their review. The applicant is proposing an archery range for the use of the children camps. The request complies with the conditional use permit that has previous been granted.

F. Roman Estates Subdivision Section V Re-subdivision Map – Staff presented the plans to the Board for consideration. The applicant is seeking to revise the existing property lines to address a few outstanding issues.

The Board AUTHORIZED the Chairperson to sign the mylar.

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<th>Vote:</th>
<th>Moved by:</th>
<th>Seconded by:</th>
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<tbody>
<tr>
<td>Chairperson Kyle - Aye</td>
<td>Albright – Aye</td>
<td>Bastian – Aye</td>
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<td></td>
<td>Markarian – Aye</td>
<td>Simon – Aye</td>
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<td>Hetzke - Absent</td>
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<td>Tydings - Aye</td>
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Motion was carried.

There being no further business to come before the Board, this meeting was adjourned at 8:15 PM, Thursday, May 13, 2010.

These minutes where adopted by the Planning Board on June 10, 2010.