The Planning Board met at 6:30 PM local time Thursday, February 24, 2011 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: Arsen Markarian, Chairperson
         John Albright
         Jim Burton
         Allyn Hetzke, Jr.
         Sue Kreiser
         Doug McCord
         Terry Tydings

ABSENT:

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

II. APPROVAL OF MINUTES: December 9, 2010

The Board approved the minutes.

   Vote: Moved by: Hetzke Seconded by: Tydings

   Chairperson Markarian - Aye Albright – Aye Burton – Abstained Hetzke - Aye
   Kreiser – Abstained McCord - Abstained Tydings - Aye

Motion was carried.

December 20, 2010

The Board approved the minutes.

   Vote: Moved by: Albright Seconded by: Hetzke

   Chairperson Markarian - Aye Albright – Aye Burton – Abstained Hetzke - Aye
   Kreiser – Abstained McCord - Abstained Tydings - Aye

Motion was carried.

February 10, 2011

The Board approved the minutes.
Vote: Moved by: Kreiser Seconded by: Tydings

Chairperson Markarian - Aye Albright – Abstained Burton – Aye Hetzke - Aye
Kreiser – Aye McCord - Aye Tydings - Aye

Motion was carried.

III. TABLED:

A. Jared Lusk, Nixon Peabody Attorneys at Law, 1100 Clinton Square, Rochester, NY 14604/Dimarco Brandt Point, LLC requests the Town Board to consider their pending application for the proposed action. The proposed action has been classified as a Type I Action pursuant to applicable SEQRA Regulations, including 6 N.Y.C.R.R. 617.5 et seq, and the Penfield Environmental Quality Review Local Law #3 of 1996. The Planning Board, acting as lead agency, has accepted a Draft Environmental Impact Statement for the proposed action. A public hearing was held October 14, 2010 at 7:00 PM, at which time the Planning Board heard all interested persons on the content of said document.

The Draft Environmental Impact Statement is available on the Planning Department’s web page on the Town website located at www.penfield.org. Comments on the Draft Environmental Impact Statement were requested and accepted until October 25, 2010. Appl# 09P-0003.

Jim Burton recused himself from the Board regarding this discussion.

A letter was submitted to the Planning Board from Richard Stanton, Esq. regarding the Environmental Review of Proposed Rezoning of Residential Property to General Business dated February 17, 2011. The Planning Board is in receipt of it and a copy will be provided to the applicant, staff, the Town Board, and the Board’s noise consultant Michael Flannigan of Stantec Consulting.

The Board is awaiting submission of requested materials from the applicant.

There was NO ACTION TAKEN regarding this application.

II. SKETCH PLAN:

A. Walter Baker/SDSJ Associates, Inc. requests and informal discussion with the Board regarding the construction of a maximum 31 residential lots on 24.9 +/- acres located at 1617 Creek Street to be known as Caroline Court. Appl# 11P-0001. SBL# 108.15-1-31.

The Board reviewed the draft sketch plan review response letter.

The Board APPROVED the Sketch Plan review response letter and directed staff to issue the letter to the applicant.

Vote: Moved by: Markarian Seconded by: Kreiser

Chairperson Markarian - Aye Albright – Aye Burton – Aye Hetzke - Aye
Kreiser – Aye McCord - Aye Tydings - Aye

Motion was carried.

IV. MISCELLANEOUS:
A. Eastway Wegman’s Store – The applicant is requesting maintenance improvements and enhancements to the existing property located at the corner of Bay Road and Empire Boulevard. The proposed improvements include the following:
  - Landscape Improvements
    - Entrance area enhancement
    - Landscape islands enhancement
  - Proposed sidewalk in front of the windscreen area
  - Installation of decorative cart corrals

The Board requested the following additional information regarding the landscape island proposal:
  - Does the proposal include the existing trees or will they be removed?
  - If the existing trees are being replaced, why and will they be reused somewhere else?

B. Henry Hyman Re-subdivision, 1600 Hermance Road and 1341 Salt Road – The property owner is requesting approval to reconfigure the existing property lines. The property is currently and will remain pre-existing nonconforming lots. The Zoning Board of Appeals granted variance approval on November 16, 2010 to allow the existing barn to remain on less than 5 acres which is required by Code.

The Board APPROVED the reconfiguration of the property lines and AUTHORIZED the Chairperson to sign the map.

Vote: Moved by: Hetzke Seconded by: Albright

Chairperson Markarian - Aye Albright – Aye Burton – Aye Hetzke - Aye
Kreiser – Aye McCord - Aye Tydings - Aye

Motion was carried.

C. DEC Phase II Stormwater Green Infrastructure Regulations – Starting March 1, 2011 there will be new requirements for stormwater management. Assistant Engineer, Mark Valentine, introduced Stormwater Management Back into the Ground with Green Infrastructure presentation to the Board. The presentation consist of the following information:
  - Sources of Water Pollution
    - Polluted Runoff
    - Pollution Pathways
  - Impacts of Development on the Water Cycle
    - Undeveloped Conditions
    - Highly Developed Conditions
  - EPA – Clean Water Act
    - Green Infrastructure removes more pollutants
  - 2010 NYS Design Standards – Green Infrastructure
    - Minimize Impacts
    - Reduce Runoff
    - Source Control
  - Benefits of Green Infrastructure
    - Mimics Natural Processes
    - Increased Land Values
    - Reduction of the Size of Stormwater Management Ponds
    - Increase in Air Quality
    - Cooling Effect
    - Aesthetics/Wildlife
    - Human Health
    - Save Money
  - Obstacles for Green Infrastructure
  - Local Case Studies
  - Regional Case Studies
D. Town Board Applications – The Town Board is currently reviewing the following applications:
   - Key Bank – Penfield Road/Harris Whalen Road
   - Arbor Ridge Phase 2 and 3 Preliminary/Final – Fellows Road
   - Ashlyn Rise – Follows Road
   - 2014 Five Mile Line Road
   - Abbington Place Preliminary/Final – Fairport Nine Mile Point Road/Marchner Road
   - Barry Turkey Farm – Jackson Road/Plank Road

There being no further business to come before the Board, this meeting was adjourned at 8:33 PM, Thursday, February 24, 2011.

These minutes were adopted by the Planning Board on ________________________.