The Planning Board met at 6:30 PM local time Thursday, March 10, 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  
Allyn Hetzke, Jr.  
Doug McCord

**ABSENT:**
Jim Burton  
Sue Kreiser  
Terry Tydings

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

II. **APPROVAL OF MINUTES:**

February 24, 2011

The Board approved the minutes.

Vote: Moved by: Albright  
Seconded by: Hetzke

Chairperson Markarian - Aye  
Kreiser – Absent  
McCord - Aye  
Tydings - Absent

Motion was carried.

II. **PUBLIC MEETING:**

**A. Edwin A. Summerhays/Don Corsaro requests Preliminary and Final Subdivision and Site Plan approval and EPOD Permits to allow the subdivision of 1.93 +/- acres into two parcels with the construction of one residential home, located at 2149 Five Mile Line Road, to be known as Corsaro Subdivision. Appl# 11P-0002. SBL# 139.10-1-6.**

The property is located within a Historic District and was reviewed by the Historic Preservation Board who is in favor of the proposed application. The applicant submitted an area variance application to the Zoning Board of Appeals to allow a front setback reduction. The Conservation Board reviewed the proposed application and provided the Planning Board a report for their consideration.

*Appearances by:*

*Edwin Summerhays  
Don Corsaro*

The applicant presented the proposed application to the Board and the public. The proposal for 2149 Five Mile Line Road consists of dividing 1.96 acres into two properties with the existing house
retaining 0.7 acres. On the remaining land a single family house is proposed. This house has been proposed as close to the road and to the existing house as possible due to the sensitive environmental features on the site. Modest disturbance of Woodlot, Steep Slope, and Watercourse Environmental Protection Overlay Districts is also proposed. The applicant has been working with staff and will be submitting revised plans that further reduce the Steep Slope EPOD disturbance. The applicant has applied to the Zoning Board of Appeals for an area variance to allow a 30’ front setback, which would allow the house to be built in line with the neighboring residences. As part of this application the owner is also willing to provide all easements requested by the Town, including a sidewalk easement and a permanent hiking easement for Honey Creek Trail. There is currently a revocable hiking easement in place.

Board member Albright asked about the current and planned maintenance of Honey Creek Trail and whether the applicant had any issues with the March 4th Project Review Committee memo. The applicant responded that Don Corsaro regularly removes trash from the hiking trail and will continue to do so. In addition, other community members remove trash and the Town removes fallen trees when they occur. The applicant also stated that he had no issues with the PRC memo and will be submitting written responses to the memo and revised plans soon.

Board member Albright requested the following clarifications:

- Style of home intended
- Quantity of fill required
- Size and design of the two retaining walls

The applicant responded with the following statements:

- The home will be approximately 1,500 square feet and will be designed to fit with the historic character of the neighborhood. The Historic Board will be reviewing the blueprints once they are prepared.
- Fill materials will most likely be required, but an earth balance has not been completed at this time. The required excavation may provide sufficient material.
- In response to the PRC memo, the building has been lowered, which reduces the disturbance to the steep slopes. This will eliminate the need for one retaining wall. The remaining retaining wall will be of sturdy construction and installed to the satisfaction of Town staff. This will be represented on the revised plans.
- The applicant would also propose to install two trees in the backyard specifically located to best screen the house from Honey Creek Trail. This could be a more appropriate use of the Street Tree Policy in this situation, since there are already many trees along the front of the property.

Board member McCord requested the following clarifications:

- Extent of street parking in front of the property
- Maintenance of steep slopes
- Permanent hiking easement

The applicant responded with the following statements:

- The on-street parking currently ends north of the proposed driveway location.
- All necessary slope stabilization will be installed. Because of the uniqueness of the property, the owner will be hiring an architect to design the house and property. Consequently, the specific landscaping plan has not been created yet. The plantings will be designed to screen where it will be most effective.
- The owner is agreeable to providing a permanent hiking easement to the Town in place of the current revocable hiking easement.

Board member McCord requested clarification regarding the Historic Board’s review process. Town Planner Katie Evans explained that the Historic Board has issued a memo supporting the project and will review the building plans before a building permit is issued.

Board member Albright asked whether the bridge on Honey Creek Trail is on this property and whether any loitering has been observed. The applicant responded that the bridge is not located on the property. The owner is aware that some young adults regularly sit on the bridge. The owner has not
observed any inappropriate activities taking place on the trail during his two years of residence at 2149 Five Mile Line Road.

The Board discussed this application following the public hearing. Staff explained that this application is classified as a Type 1 action under the Penfield Environmental Quality Review Local Law. Consequently, the involved agencies must be given 30 days to request lead agency if desired. The Board cannot render a decision until the SEQR and PEQR process is completed.

The Board directed staff to send a memo on the Board’s behalf to the Zoning Board of Appeals stating the Planning Board’s support of the area variance request.

The Board AUTHORIZED a memo to be sent to the Zoning Board of Appeals for their consideration.

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<th>Vote:</th>
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<tr>
<td>Chairperson Markarian - Aye</td>
<td>Albright – Aye</td>
<td>Burton – Absent</td>
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<td>Kreiser – Absent</td>
<td>McCord - Aye</td>
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Motion was carried.

This application was TABLED pending additional review.

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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 Board is awaiting submission of requested materials from the applicant.

There was NO ACTION TAKEN regarding this application.

IV. MISCELLANEOUS:

A. Ashlyn Rise Incentive Zoning Sketch Plan – The Town Board is holding a public information meeting regarding this application on March 9, 2011. The Town Board requested the Planning Board review the proposed application and provide the Town Board with comments of consideration.

Staff explained the Town Board Incentive Zoning process and introduced the sketch plan. The owner has entered a contract with Ryan Homes for the construction of the proposed residences. Sanitary sewers will be partially served by Perinton via Fellows Road and partially served either through the Fox Hill neighborhood or from Dublin Road.

The Board discussed the sketch plan and directed staff to send a memo to the Town Board addressing the following concerns:
The Board is generally concerned with ensuring lot widths are adequate for all lots of this development. To aid in assessing this, the Board recommends building footprints and lot dimensions be shown with future submissions.

The Board recommends wider lots be required on the road connecting to Lynx Court, currently shown as lots 821-826. The Board suggests this gradual transition between the two adjoining projects would be beneficial to future residents of the lots located on the adjacent future Fox Hill section. In addition, providing front setbacks similar to the Fox Hill development would also be appropriate.

B. 2014 Five Mile Line Road Incentive Zoning Sketch Plan - The Town Board is holding a public information meeting regarding this application on March 16, 2011. The Town Board requested the Planning Board review the proposed application and provide the Town Board with comments of consideration.

The Board discussed the sketch plan and directed staff to send a memo to the Town Board addressing the following concerns:

- The Board looks favorably upon this development. This is an ideal housing variety for the location and it has been well fit to the site.
- The Board recommends additional landscaping be considered to buffer both the existing residence and the residence at 2020 Five Mile Line Road.

C. Platinum Office Park Sports Medicine – The applicant has submitted a revised site plan for this application per the request of the potential tenant.

Assistant Town Engineer Mark Valentine explained the proposed modifications to the Board. The revised site plans consist of the following changes:

- One 21,000 square foot single-story building behind the existing building
- Merging both existing lots into one lot
- Increase of green space to 40 percent
- Architectural style has been redesigned and intended to create a unified theme throughout the office park and the nearby Family Medicine building

The Board reviewed the revised site plans and elevation renderings and discussed the proposal.

This application was RE-APPROVED subject to the conditions set in the approval resolution dated April 22, 2010.

Vote: Moved by: Hetzke Seconded by: Albright

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

Motion was carried.

D. Caroline Court Sketch Plan – The Board received and reviewed public comments relating to this sketch plan application. These correspondences will be held until such time that an application for preliminary/final approval is before the Board.

E. Penfield Housing Starts – Staff provided the Board with a chart showing the total yearly building permits from 2000 to 2010. In 2010, within Monroe County Penfield was ranked 1st for housing starts.

There being no further business to come before the Board, this meeting was adjourned at 8:16 PM, Thursday, March 10, 2011.

These minutes were adopted by the Planning Board on May 26, 2011.