The Planning Board met at 6:30 PM local time Thursday, June 28, 2012 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
Bill Bastian
Jim Burton
Sue Kreiser
Doug McCord
Terry Tydings

ABSENT: Allyn Hetzke, Jr.

ALSO PRESENT: Linda Cummings, Secretary
Katie Evans, Planning Board Clerk
Mark Valentine, Planning Department Head
Zach Nersinger, Planning Technician
Peter Weishaar, Legal Counsel

II. APPROVAL OF MINUTES: June 14, 2012

The Board approved the minutes of June 14, 2012.

Vote: Moved by: Tydings Seconded by: Bastian
Chairperson Markarian – Aye Bastian – Aye Burton – Aye Hetzke - Absent
Kreiser– Abstain McCord -Abstain Tydings - Aye

Motion was carried.

III. TABLED:

1. Kevin Overton of Harris Beach PLLC, 99 Garnsey Road, Pittsford, NY 14534/YMCA of Greater Rochester requests under Articles VIII-8-2, IX-9-2 and X-10-2 of the Code Preliminary and Final Site Plan and Subdivision and Expansion of Conditional Use approval to allow the resubdivision of two parcels and use of existing residence for administrative offices and other site improvements on 42.73 +/- acres located at 1851 Fairport Nine Mile Point Road and 1835B Fairport Nine Mile Point Road. The property is now or formerly owned by YMCA of Greater Rochester and is zoned RR-1. Appl# 12P-0010. SBL#'s 125.01-1-34.2 and 125.01-1-34.12.

   • Board Member Kreiser was absent from the Public Hearing on June 14th, but viewed the public hearing video.
The Board AUTHORIZED Chairman Markarian to sign the Part II EAF

Vote: Moved by: Markarian Seconded by: Kreiser

Chairperson Markarian – Aye Bastian – Aye Burton – Aye Hetzke - Absent

Kreiser – Aye McCord - Aye Tydings - Aye

Motion was carried.

The application was APPROVED with conditions

Vote: Moved by: Tydings Seconded by: Kreiser

Chairperson Markarian – Aye Bastian – Aye Burton – Aye Hetzke - Absent

Kreiser – Aye McCord - Aye Tydings - Aye

Motion was carried.

2. Doug Eldred of BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450/FRJ Associates of Rochester requests under Articles VIII-8-2 and IX-9-2 of the Code Preliminary and Final Subdivision and Site Plan approval to allow addition of approximately 8,200 +/- sq. ft. to an existing building at 2000 Empire Boulevard, an addition of approximately 1,000 +/- sq. ft. to an existing building at 2010 Empire Boulevard, façade alterations and other site improvements for both buildings and resubdivision of 2002A into 2000 Empire Boulevard on 3.99 +/- acres located at 2000, 2002A, and 2010 Empire Boulevard. The property is now or formerly owned by Calus and Young Partnership, and Laureland, Inc. and is zoned LB. Appl# 12P-0011. SBL#'s 093.01-1-12.1, 093.02-1-11, and 093.02-1-10.

The Board continued tabled the application pending review of the following:

- Written responses to all reviewing agency comments shall be submitted including but not limited to the Project Review Committee memo dated June 6, 2012, Monroe County Planning letter dated May 29, 2012, the tabling resolution issued on June 14, 2012, and this continue tabling resolution issued June 28, 2012.

- The Board continues to be concerned with turning movements on site. The Board would like all turning movements analyzed with the decisions of SDOT regarding the ingress/egress incorporated to the satisfaction of Geoff Benway, Town Engineering and Mark Valentine, Planning Department Head.

- The Board would like additional clarification on the type of trucks and number of deliveries to the loading dock.

- The Board would like to review any sign packages proposed for this project.

The application was CONTINUED TABLED pending submission of the above mentioned items.

Vote: Moved by: Bastian Seconded by: Tydings

Chairperson Markarian – Aye Bastian – Aye Burton – Aye Hetzke - Absent

Kreiser – Aye McCord - Aye Tydings - Aye

Motion was carried.
3. Doug Eldred of BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450/Ellison Heights, LLC requests under Articles III-3-10, VIII-8-2, and IX-9-2 of the Code and Town Law 278 a modification/amendment to a previously approved preliminary and final Cluster Subdivision and Site Plan approval as well as Environmental Protection Overlay District permit granted on October 14, 1999 to allow the construction of Phase 2 of the project which now is proposed to consist of 180 unit apartment complex in five, four story buildings, including a 3,000+/- sq. ft. clubhouse with a pool on 18.6 +/- acres, located at 1200-A Penfield Road. The property is now or formerly owned by Ellison Heights, LLC and is zoned MR. Appl# 12P-0005. SBL# 123.19-1-26.11.

The application was CONTINUED TABLED pending review of recently submitted materials.

Vote: Moved by: Tydings Seconded by: Bastian
Chairperson Markarian – Aye Bastian –Aye Burton –Aye Hetzke - Absent
Kreiser –Aye McCord -Aye Tydings - Aye

Motion was carried.

IV. MISCELLANEOUS:

1. The Landings at Bay Pointe – Town Board Application located at 1200 Empire Blvd.
   • Town Planner, Katie Evans and Department Head, Mark Valentine gave a general review of The Landings at Bay Pointe application which is tentatively on the Town Board agenda for August 15th.
   • The Board will formulate comments for the Town Board’s consideration at their July 12th meeting.

2. William A. Seymour, L.S., 2055 Kenyon Road, Ontario, NY 14519/James Bauman requests under Articles IX-9-2 of the Code Preliminary and Final Re-Subdivision approval to allow revisions in lot lines for three parcels (R-1 = 0.918 +/- acres, R-2 = 10.548 +/- acres, and R-3 = 0.758 +/- acres) located at 1311, 1305, and 1301 Five Mile Line Road to be known as the Snyder Resubdivision. The property is now or formerly owned by James and Barbara Bauman and is zoned R-1-20. SBL# 94.03-1-25.1, 94.03-1-25.2, and 94.03-1-27.
   • Town Planner, Katie Evans gave a general overview of the application.
   • The Board determined a note stating that the residence located on R-1 would have to connect to the sanitary sewer easement at the time the R-2 lot is developed is appropriate.

The Board AUTHORIZED Chairman Markarian to sign the Plat Map

Vote: Moved by: Bastian Seconded by: Tydings
Chairperson Markarian – Aye Bastian –Aye Burton –Aye Hetzke - Absent
Kreiser –Aye McCord -Aye Tydings - Aye

Motion was carried.
3. Eric Schaaf/Marathon Engineering, 39 Cascade Drive, Rochester NY 14614/Steven Cerrone requests preapproval to the resolution granted on May 26, 2011 under Article IX of the Code Preliminary and Final Site Plan approval to allow the installation of a parking lot and associated site improvements on 0.41+/- acres, to be known as 2221 Penfield Road. The property is located at 2221 Penfield Road, is now or formerly owned by Steven Cerrone and is zoned BN-R and TF. Appl# 11P-0005. SBL# 140.01-2-1.

The application was RE-APPROVED with conditions

Vote: Moved by: Tydings Seconded by: Kreiser

Chairperson Markarian – Aye Bastian – Abstain Burton – Aye Hetzke - Absent

Kreiser – Aye McCord - Aye Tydings - Aye

Motion was carried.

4. The Planning Board summer picnic is schedule for Thursday, July 26th. Mark Valentine will circulate a sign-up sheet.

There being no further business to come before the Board, this meeting was adjourned at 7:15 p.m., Thursday, June 28, 2012.

These minutes were adopted by the Planning Board on July 12, 2012.