The Planning Board met at 6:30 PM local time Thursday, July 12, 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  
Allyn Hetzke, Jr. – Arrived at 6:35 p.m.  
Sue Kreiser  
Doug McCord  
Terry Tydings  

ABSENT:  

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 28, 2012

The Board approved the minutes of June 28, 2012.

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

Motion was carried.

III. TABLED:

1. 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.

   a. There was a discussion between board members regarding concern over the generator creating too much noise.

   b. Fred Rainaldi of Laureland, Inc. explained that the generator will be incased thereby reducing the noise level to approximately 72 decibels.
The Board AUTHORIZED Chairman Markarian to sign the Part II EAF

Vote: Moved by: Seconded by: Bastian

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

Motion was carried.

The application was APPROVED WITH CONDITIONS

Vote: Moved by: Burton Seconded by: Tydings

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

Motion was carried.

2. 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.

a. Legal Counsel, Pete Weishaar explained to the board that the Ellison Heights Application is still in dispute, but will not require any action from the Planning Board.

b. Planner, Katie Evans reviewed the new materials included in the drop and reviewed the potential impacts identified in the FEIS accepted by the Planning Board on September 9, 1999.

c. Legal Counsel, Pete Weishaar suggested that staff prepare an analysis on whether or not a supplemental impact statement is needed for the pending application and provide it to the Board members for discussion at their August 9th meeting.

d. Board members requested the following items:
   1. Demonstrate the applicant’s right to connect to utilities from the Water Authority, RG&E, etc. across Sable Oaks Lane.
   2. Drainage calculations and stormwater management design are to be submitted for the Town Engineer’s review and approval.
   3. During the construction phase, where will fill be stockpiled so as to limit unnecessary disturbance to the woodlands or steep slopes?
   4. Staff is directed to solicit comments from PRC on drawings submitted on June 22, 2012.
   5. The applicant shall provide written responses to this tabling resolution and any other reviewing agency comments that have not been previously responded to yet.

The application was CONTINUED TABLED pending submission and review of requested materials.

Vote: Moved by: Hettke Seconded by: Kreiser

Chairperson Markarian – Aye Bastian – Aye Burton – Aye Hetzke - Aye
Kreiser – Aye McCord -Aye Tydings - Aye
Motion was carried.

IV. MISCELLANOUS:

1. The Landings at Bay Pointe – Town Board Application
   e. 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.
   f. Board member, Kreiser expressed that the Coastal Assessment Form is not complete and needs to be reviewed.
   g. Department Head, Mark Valentine explained that the break in access process through DOT could take up to six months.
   h. After additional discussion, the Board directed staff to prepare a memo to the Town Board including the following for the Town Board’s consideration:

   1. The answers within the Coastal Assessment Form appear to be incomplete. The Planning Board recommends the applicant provide written justification as to how the “yes” answers within Section C are consistent to the maximum extent practicable with the LWRA policy standard and conditions.

   2. The applicant should provide written justification as to how the proposed application has considered the factors of consideration found within Article 8-8-3, Subdivision Factors of Consideration and Article 9-9-3, Site Plan Factors of Consideration for the Board’s review and consideration.

   3. The applicant should also provide a narrative as to how the proposed application meets the goals and objectives of the LaSalle’s Landing Development Plan adopted May 1997. The plan is available on the Town website via the “Online Documents’ section.

   4. The Planning Board also suggests the Town Board carefully review the following:
      o Location of HVAC units and ensure appropriate screening
      o Specific review of the roof lines and any associated HVAC equipment that may not be shown on the colored elevations
      o Exterior lighting especially given the visibility from the bay
      o Decorative lighting along the sidewalk on Empire Blvd. that complements the lighting already incorporated into other projects.
      o A contingency plan for snow storage if removal is needed following a storm event.

   5. The Planning Board recommends an architectural and landscape review by Town consultants.

There being no further business to come before the Board, this meeting was adjourned at 8:00p.m., Thursday, July 12, 2012.

These minutes were adopted by the Planning Board on August 9, 2012.