The Planning Board met at 6:30 PM local time Thursday, August 9, 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, Chairperson  
Allyn Hetzke, Jr.  
Sue Kreiser  
Terry Tydings

ABSENT:  
Bill Bastian  
Jim Burton  
Doug McCord

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

II. APPROVAL OF MINUTES:  
July 12, 2012

The Board approved the minutes of July 12, 2012.

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

Motion was carried.

III. PUBLIC HEARING:

1. Charles Smith, Design Works Architecture, 3300 Monroe Avenue, Suite 117, Rochester, NY 14618/Lalit R. Shah and Surekha L. Shah requests under Articles VIII-8-2 and IX-9-2 an informal discussion with the Board regarding a Final Subdivision and Site Plan approval to build a 6,000 +/- Sq. Ft., two story office building on 2.79 +/- acres located at 30 Sanders Farm Drive and 2041 Penfield Road. The property is now or formerly owned by Lalit R. Shah and Surekha L. Shah and is zoned PD.  Appl# 12P-0015.  SBL#’s 139.08-2-1 and 139.08-2-1.11.

Applicant, Niraj Shah, addressed the board and explained the scope of the project.

- Mr. Shah will be the prime tenant of the proposed office building. His business will consist of a CPA firm, law firm, and a real estate firm. There will also be a professional business located in the office building that is yet to be determined.
- There will not be a significant number of staff required to occupy the building.
- Planning Board has reviewed the sketch plan. The Zoning Board has approved the setback variances and the Town Board has tabled the application pending the Planning Board’s decision.

Applicant, Niraj Shah,
Charles Smith of Design Works Architects addressed the board and displayed maps and sample materials for the proposed building.

- Roof will be a slate blue color to complement the blue accents on the existing building and the blue canopy on the new building. The building will be made out of hardy plank in arctic white to match the white color of the existing stucco building.
- Buildings are close together to create a “campus feel”.
- Evergreen trees have been added along Sanders Farm Drive to the proposed plan to create a landscape buffer. There is not enough room to make an adequate birm.
- Adjustments have made to drainage patterns.
- Existing vegetation along the east property line has been augmented by adding additional plantings to help screen the area. The existing hedgerow will be maintained.
- The driveway should not be changed to a 90 degree angle. Currently it is not at an extreme angle and it is fairly wide, so it has worked out well over the past twenty years. If it is straightened out, the large tree will have to be removed.
- No issues with site distances.

Board Member Comments:

- Board Member Hetzke asked for clarification of what type of roof is on the current building. Mr. Smith replied that the current roof is a shingle roof. The standing seem proposed will be on the two dormers facing north and are more of an accent.
- Board Member Hetzke asked why will there be a standing seem instead of staying with the regular shingles. Mr. Smith replied it is basically for visual interest and a spark of color.
- Chairperson Markarian asked if the walkout basement on the original building will remain. Mr. Smith replied that they are maintaining the walkout on the original building. There will be a ramp/stairway because the dentist office uses the lower level to store their oxygen tanks. Substantial drainage has been created.
- Chairperson Markarian asked if the dumpster will be relocated. Mr. Smith replied that it will be moved adjacent to the existing garage and it will be enclosed with material to match the garage.
- Chairperson Markarian asked about the lighting plan and if portions of the parking lot will have lighting. Mr. Smith replied that there will be four 8’ pole mounted Dark Sky compliant LED lamps that are along the South line of the driveway. There will also be Dark Sky compliant LED sconces to illuminate the perimeter of the building. The only part of the parking lot that will not be lit is the rear side of the property where there will be no traffic at night.
- Chairperson Markarian asked if the lights will be on a timer. Mr. Smith replied that the lights will automatically turn off at 11pm.
- Chairperson Markarian asked if there will be a stub road to the office buildings in Willow Pond. Mr. Smith replied if something occurs next door, they will accommodate.
- Chairperson Markarian asked if they were planning any additional screening on the hedgerow behind the building. Mr. Smith replied that yes they are planning new plantings.
- Chairperson Markarian asked if the drainage onto some of the properties on Sanders Farm has been addressed. Mr. Smith replied that there is a current swale and catch basin. However, the swale needs to be enhanced and the engineer has proposed a solution.
- Board Member Tydings asked if there will be any sidewalks. Mr. Smith replied that sidewalks will be added along Sanders Farm Drive and access will be provided on Route 441 along the driveway.
- Board Member Tydings asked if there will ample parking. Mr. Smith replied that there is plenty of parking in the proposed plan and additional land bank parking.

Public Comments:

Mike Ihrig of 2016 Penfield Road addressed the Board with the following concerns:

- Will all the lights turn off at 11am?
- How tall will the vegetation be when it is planted along Sanders Farm to screen the parking lot? Will it take twenty years to grow tall enough for proper screening?
- Chairperson Markarian commented that the parking is dictated by the size of the building and an architect will make determinations regarding the landscaping.
Antonio Bourtis of Sanders Farm Drive addressed the Board with the following concerns:
- Will property value and taxes be affected?
- Existing trees are poorly maintained
- Lights will be a nuisance and are too close to the surrounding houses
  Board Member Hetzke commented that the lighting proposed is on 8’ poles, which are very low, and shine down not up producing very little glare.
  - Board Member Kreiser stated that the proposed lighting is similar to a landscaping effect in most neighborhoods.
- Parking is so close to existing houses that it creates a commercial feel.
  - Town Planner, Katie Evans explained that the proposed property and Antonio’s property is zoned PD (Planned Development District) and is not zoned solely for residential buildings. It is a permitted use unlike an R-120 zoned property (1/2 acre single family residential) which cannot house a commercial building. The Board’s job is to make sure public comments are addressed.
  - Current hedgerow is in bad shape and will not create proper screening.
    - Town Planner, Katie Evans commented that the setback does comply with the Town Law.
    - Board Member Hetzke commented that the landscaping will be addressed.
    - Board Member Kreiser asked how many trees are already dead. Antonio replied that he is not sure exactly, but they are in bad shape and will die anyway.
    - Town Planner, Katie Evans offered to meet with Mr. Bourtis to answer and address any concerns. The assessor can answer questions regarding the assessment of the property.

Board Member Comments (continued):
- Chairperson Markarian confirmed with Mr. Smith that the lights will be on a timer.
- Board Member Kreiser asked Mr. Smith to clarify exactly how the lighting will affect the surrounding properties. Mr. Smith explained that the lighting will be very minimal to provide security from the parking lot to the building. The lights will shine down. The sconces will also shine down not up or out.
- Chairperson Markarian asked if the building mounted lights will also be turned off at night. Mr. Smith replied that they will also be turned off at 11pm.
- Chairperson Markarian asked what the business hours will be. Mr. Shah replied that the hours will approximately 9am – 5pm.
- Town Planner Katie Evans explained that the Town makes sure parking spaces are provided per square feet of the proposed buildings.
- Mr. Shah again explained that there will also be land banked parking.

The Board AUTHORIZED Chairman Markarian to sign the Part II EAF

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<th>Vote: Moved by:</th>
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Motion was carried.

The application was APPROVED with conditions

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Motion was carried.
IV TABLED

1. 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 Board needs to determine if a Supplemental EIS is needed. Is there new information that cannot be mitigated any other way?
- The Board determined that the decision on a Supplemental EIS should be made on a night when more members are in attendance.

The application was CONTINUED TABLED pending review of recently submitted material

Vote: Moved by: Kreiser Seconded by: Tydings

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

Motion was carried.

There being no further business to come before the Board, this meeting was adjourned at 8:30 p.m., Thursday, August 9, 2012.

These minutes were adopted by the Planning Board on September 13, 2012.