PLANNING BOARD MINUTES
09/27/2012
The Planning Board met at 6:30 PM local time Thursday, September 27, 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.
          Sue Kreiser
          Doug McCord
          Terry Tydings

ABSENT:

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

II. APPROVAL OF MINUTES: September 13, 2012

The Board approved the minutes of September 13, 2012

Vote: Moved by: Hetzke    Seconded by: Kreiser

Chairperson Markarian – Aye    Bastian– Aye     Burton – Aye     Hetzke - Aye
                              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/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.
Planning Department Head, Mark Valentine reviewed the recently submitted materials. The Board discussed:
  o Former hazardous waste and mitigation referenced in the FEIS approved in 1999
  o Noise data in relation to rooftop HVAC units
  o The original conventional plan that established the density yield
  o 3D renderings in response to the concern of potential visual impacts

The Board determined a supplemental EIS was not warranted.

The Board directed staff to solicit comments from the Town’s Landscape Consultant for its review and consideration.

Town Planner, Katie Evans reviewed the factors of consideration with the Board to determine if there were any other outstanding issues to discuss. The Board deliberated the positives and negatives of the pending plan versus the previously approved 1999 plan.

The Board directed staff to generate a draft approval resolution for review and consideration at a future meeting.

The application was CONTINUED TABLED pending receipt of the above mentioned documents.

Vote: Moved by: Hetzke Seconded by: Tydings

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

Motion was carried.

There being no further business to come before the Board, this meeting was adjourned at 8:05p.m., Thursday, September 27, 2012.

These minutes were adopted by the Planning Board on November 8, 2012.