The Planning Board met at 6:30 PM local time Thursday, January 10, 2013 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  
Allyn Hetzke, Jr. – Arrived at 7:30pm  
Doug McCord  
Terry Tydings  

ABSENT: Jim Burton  
Katie Evans  
Sue Kreiser  

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

II. APPROVAL OF MINUTES: The December 13, 2012 meeting minutes will be considered at the January 24, 2013 meeting.

III. PUBLIC HEARING:

1. Mark Grovanz, P.E. of Fischer Associates, 135 Calkins Road, Rochester, New York 14623/Tim Hortons USA, Inc requests under Articles III-3-10, IX-9-2, and X-10-2 of the Code Preliminary and Final Site Plan, Conditional Use permit, and Environmental Protection Overlay District permit approval to allow the construction of a 1,950 +/- SF restaurant with associated site improvements on 1.03 +/- acres at 2230 Penfield Road to be known as 2230 Penfield Road. The property is now or formerly owned by LEM Associates, LLC is zoned LB and TF. Appl# 13P-0001. SBL# 140.01-1-8.1.

_Dan Blamowski, of Tim Horton’s addressed the board_ and explained scope of the application.

- 1950 sq. ft. bldg with a drive thru facility.
- No concerns with cross access easement. Would prefer cross access at the front of the property.
- Rain gardens will be in the front and rear of the site.
- Will provide a design submittal for the backflow device to the Department of Health and to the NYS Department of Transportation for highway work permit.
- Will comply with landscape consultant regarding adding more trees, while avoiding the underground facilities.
• Provided a letter of request to modify the hours of operation. Asking for 5am opening time vs 6am opening time.
• Altered original building style to better suit residential feel of area and raised the roof line to match the peaks as requested by the Planning Board during the Sketch Plan phase.
• The cement board siding will be the same siding which was used on the existing Greece, NY building.

\textit{Mark Grovanz, of Fisher Associates addressed the board} and reviewed engineering details of the project.
• Working on revising the entrance as per the DOT requirements.
• The stream located on the property is a Class “C” stream and is not a DEC regulated stream.

\textbf{Board Member Comments:}
• Chairman Markarian asked if there will be an area to accommodate snow removal. Mr. Blamowski replied that the snow will be pushed to the corners of the property. Any excess snow will be trucked to another location.
• Chairman Markarian asked for submittal of the documentation of the reciprocal cross access agreement between the applicant and Urgent Care.

\textbf{Public Comments:}
• There were no comments by the public.

The Board would like the following additional information:

1. The landscaping plan shall be revised to reflect the following:
   • Adding more detail to the rain garden designs including plant types, quantities and sizes.
   • The January 9, 2013 sketch showing the additional landscaping along the western property line should be formalized into the final landscaping plan.
   • The incorporation of more true evergreen plants into the landscape design to provide four season interest. All of the proposed plants should be reviewed for their salt tolerance.
   • The addition of large pots or planters in front of the building for flowers or small plants in-lieu of requiring foundation plantings.
   • Tree protection details and notes added to the plans for the trees along the eastern property line that are to be saved.

2. The architecture renderings and elevations shall be revised to reflect the following:
   • A material finish to the façade that simulates brick, similar to the new Tim Hortons recently constructed in the Town of Greece on Long Pond Road near Latta.
• A material sample for the façade shall be provided to the Planning Board for review.
• The dumpster enclosure shall reflect the character of the building architecture, and be constructed of block and brick materials.

3. The proposed lighting needs to be clarified by the applicant. The Board wishes the applicant to consider LED lighting throughout the site.

4. Snow storage location shall be noted on the plans.

5. Written responses for any and all outstanding agency review comments shall be submitted for review and consideration including but not limited to Monroe County Planning comments dated January 3, 2013, Bruce Zaretsky's comments dated 12/14/12, PRC comments dated January 4, 2013 and this tabling resolution.

This application was TABLED pending submission of the above mentioned items.

Vote: Moved by: Markarian Seconded by: Tydings

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

Motion was carried.

2. Ronald Rauscher of Larsen Engineers, 700 West Metro Park, Rochester, New York 14623/Michael Russell of the YMCA of Greater Rochester requests under IX-9-2 of the Code Preliminary and Final Site Plan approval to allow the construction of a climbing tower, a dual zip line tower, and associated site improvements. These uses are authorized by a use variance granted on April 29, 1963 on 24.79 +/- acres located at 1209 Bay Road to be known as Bay View YMCA Day Camp Climbing Tower Improvements. The property is now or formerly owned by YMCA of Greater Rochester and is zoned R-1-20 and CR-2. Appl# 13P-0002. SBL# 093.10-1-14.1.

Ron Rauscher, of Larsen Engineers, addressed the board and introduced Mike Stevens, the Executive Director of the Bayview YMCA branch. Mr. Stevens introduced the following YMCA staff members:

1. Christopher Marks – VP of Properties
2. Mike Russell – COO YMCA of Greater Rochester
3. Adam Walak – Senior Director of Camping and Youth Services, Bayview YMCA

Mr. Stevens wanted to thank town law enforcement, fire, and first responders regarding the large fire at the Bayview YMCA that destroyed the original climbing tower. He also
wanted to thank the Penfield community for all their support and donations for a new climbing tower.

- Main goal is to serve the public in a better and more meaningful way. Second goal is to take steps in preventing another act of vandalism of occurring by adding additional security features, such as cameras and lighting.
- Proposing a 35' rock climbing tower accessible to all populations, including wheelchairs, etc. This will include climbing structures, a zip line, and a staircase for both children and adults to access the climbing tower.
- Flame resistant structures will be used (stairs will be made from TREX)

Board Member Comments:

- Board member McCord asked if the applicant has communicated with Baywinde regarding the application. The applicant replied that they have in fact notified them of the project and have a good relationship.
- Board member McCord asked if Baywinde had any concerns with the size of the climbing tower in terms of visibility and noise. The applicant replied that they have not and that the climbing tower is adjacent to the dining hall of the Baywinde facility which is where the previous tower was located.
- Board member McCord asked if the proposed tower is the same height as the previous tower. The applicant replied that it is a little bit shorter and the orientation has changed slightly.
- Board member McCord asked if there will be any screening put in place for the tower. The applicant replied that there will not be any screening put in place at this point due to security concerns.
- Board member McCord asked if there is regular maintenance required for the structures and if vehicles will be needed to access the area and how often. The applicant replied that the climbing structures are governed by the ACCT Climbing standards and will be inspected on a yearly basis. No large trucks will be needed.
- Board member McCord asked if there will be any earth work required. The applicant replied that there will be excavations for the foundations. The sub soil will be removed from the site and top soil will be redistributed on the site.
- Board member McCord asked if there will be any grading on the site. The applicant replied that the grading will remain the same.
- Board member McCord asked if the lights proposed will be used for nighttime use and if so, how late will they be operating. The applicant replied that they will not offer nighttime climbing. The lights are for security purposes.
- Board member McCord asked if the applicant could explain some of the safety precautions used for the operation of the zip line. The applicant explained that all users will be clipped into a trolley and into a dual safety harness by staff members. There are a series of commands before the user would be released down the zip line. There will also be a staff member at the end of the zip line to monitor the landing, etc. The zip line slows down on its own for a safe landing.
- Board member asked about the several structures near the landing of the zip tower. The applicant explained that they are lean two’s used for the children to store their backpacks and to take cover from inclement weather.
Public Comments:

• There were no comments by the public.

The Board TABLED the application pending the preparation of a DRAFT approval resolution.

Vote: Moved by: McCord Seconded by: Bastian

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

Kreiser –Absent McCord -Aye Tydings - Aye

Motion was carried.

IV. TABLED:

1. Larry Heininger, P.E., P.M.P., Marques and Associates, PC, 656 Park Avenue, Rochester, New York 14607/Sal Stalteri requests under Articles III-3-10 and IX-9-2 of the Code Preliminary and Final Site Plan and Environmental Protection Overlay District permit approval to allow the construction of a single family residence on 2.28 +/- acres at 2039 Salt Road to be known as 2039 Salt Road. The property is now or formerly owned by R Harold Greenlee is zoned RR-1. Appl# 12P-0025. SBL#’s 125.04-1-16.104.

The Board determined they would like to review the following items:

1. Obtain a driveway width waiver from the Town Board prior to resubmission to the Planning Board for review and consideration. The Board was supportive of the two driveway option given the reduction in driveway width and preservation of the noted trees.

2. The portions of the driveway that are proposed to be gravel should be indicated on the plans.

3. A revised landscaping plan shall be submitted for the Board’s review showing:
   • Clearly show the tree protection measures on the site plan and add the necessary details for the trees that are noted to remain.
   • Provide the size and caliper of the proposed plantings.
   • Provide an alternative plant type from the arborvitae that have been proposed. Arborvitaes do not survive well in known deer habitats.

4. Written responses for any and all outstanding agency review comments shall be submitted for review and consideration including but not limited to this tabling resolution.

The Board CONTINUED TABLED the application pending submission and review of the above items.

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

Motion was carried.

V. MISCELLANEOUS:

1. 3350 Atlantic Avenue (Freitas Sub) – The property owner requested to merge 3350 and 3360 together into one parcel.

The Board authorized Chairman Markarian to sign the plat map

Vote: Moved by: Tydings Seconded by: Bastian

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

Motion was carried.

3. Jeremiah’s Restaurant, 2164 Fairport Nine Mile Point Road, SBL # 140.01-2-70.11 requesting from the Town Board a Conditional Use Permit and Preliminary and Final Resubdivision and Site Plan approval to allow a 6,500 sq. ft. restaurant to be known as Jeremiah’s Restaurant.

Planning Department Head, Mark Valentine reviewed the application to the Board. The Board had the following comments to be forwarded to the Town Board:

- Restrict outdoor music to Friday and Saturday only with a time limit.
- Possible one year trial period for outdoor music and large smoker.
- Review the drainage calculation and make sure the pond previously installed will accommodate the new parking and building.
- Review the height and materials used for the fencing of the outdoor patio area.
- Recommend having the Town Landscape Consultant review the landscaping design.

There being no further business to come before the Board, this meeting was adjourned at 8:25 p.m., Thursday, January 10th, 2013.

These minutes were adopted by the Planning Board on January 24, 2013.