PLANNING BOARD MEETING MINUTES
FEBRUARY 12, 2012
The Planning Board met at 6:30 PM local time Tuesday, February 12, 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
Jim Burton
Allyn Hetzke, Jr. - left at 7:00 p.m.
Sue Kreiser
Doug McCord
Terry Tydings

ABSENT:

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

II. APPROVAL OF MINUTES: January 24, 2013

The Board approved the minutes of January 24, 2013

Vote: Moved by: Hetzke Seconded by: Tydings

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

Motion was carried.

III. PUBLIC HEARING:

1. Jonathan Morris, AIA, Carmina Wood Morris, P.C., 487 Main Street, Suite 600, Buffalo, NY 14203/Vision Dodge/Chrysler/Jeep requests under Articles IX-9-2, and X-10-2 of the Code Preliminary and Final Site Plan and Conditional Use Permit to allow the demolition of a 2,000 sq. ft. showroom and reconstruction of a new 6,640 sq. ft. showroom with additional site improvements and an expansion to a Conditional Use permit on 6.53 +/- acres located at 920 Panorama Trail South to be known as Vision Dodge/Chrysler/Jeep. The property is now or formerly owned by Gary Siconolphi and is zoned GB and LI. Appl# 13P-0005 SBL# 139.09-1-60.21.
Jonathan Morris, of Carmina Wood Morris, addressed the board and explained intent of the application.

- There was a previous application regarding expanding the facility in 1984 and 1995.
- Chrysler has asked all their dealerships to upgrade/expand their dealerships.
- Looking to keep all dealerships consistent in appearance.
- There was a restriction placed on the property by the Zoning Board in 1984 that stated that the facility shall never be expanded.
- Plans were resubmitted in 2008 to demolish the existing showroom and build a larger one in its place. Chrysler went bankrupt in 2009/2010 and the funding was pulled for this project.
- In 2012 plans were submitted to the Planning Department and the applicant is on the February 21st Zoning Board agenda to try and get the restriction regarding the “no expansion” clause lifted.
- Plans were recently updated to avoid expanding the showroom by:
  - Moving the Administrative offices/staff offsite
  - Altering the existing island and reconfiguring the parking spaces to accommodate customer dropping their vehicles off for service.
  - Update frontal fascia of the existing building to standardize the look of the facility to conform to Chrysler’s brand.

Board Member Comments:

- Board member Bastian asked how long the four brands have been part of the site/location. The applicant replied approximately since 1984.
- Board member Bastian noted that currently the site has 258 parking spaces. The site plan currently shows 206 parking spaces. How will parking be accommodated with 52 fewer spaces. The applicant replied that they are renting an offsite facility in East Rochester to house the overflow inventory.
- Board member Bastian asked how many vehicles can be stored at the off site facility. The applicant replied that approximately 75 vehicles can be stored offsite.
- Board member Bastian asked if the deliveries are made randomly or on a set schedule. The applicant replied that they are random.
- Board member Bastian asked how the fire lane will be kept clear and open. The applicant replied that the fire lane will be striped to clearly mark it as such.
- Board member Burton asked how the “bottlenecking” issue will be resolved regarding customers dropping vehicles off. The applicant replied that there will be five parking spots in the front of the building designated for customers dropping off their vehicles. There will also be porters who will be shuttling cars in and out of the service drop off and pick up areas.
- Town Planner, Evans asked if porters have been used in any other locations. The applicant replied that they have not because this particular location is landlocked and has no room to expand parking.
- Board member McCord asked if, after meeting with the Zoning Board, their might be some alterations to the submitted plan. The applicant replied that they may
consider enclosing the outdoor parking/pad and make it part of the showroom if the Zoning Board lifts the expansion restriction.

- Board member Kreiser asked for clarification of how the new service area will look and how will customers using the service area be tracked. The applicant replied that there will be a service sign in front of the facility where the new service entrance will be located.

- Board member Kreiser asked if the new service area will be glassed in. The applicant replied that it will be behind an existing wall that houses a window so the service technicians can see customers as they enter the service area.

- Board member Burton asked how many vehicles are serviced, on average, per day. The applicant replied that between 35 and 70 vehicles per day with Monday and Saturday being the busiest days.

- Board member Burton asked if the new plan will accommodate the worst case scenario of vehicles being serviced per day, and do they anticipate that the improvements being proposed will increase the number of vehicles being serviced. The applicant replied that they are hoping that the flow will be better and smoother for their customers.

- Board member Burton asked if there is a contingency plan in place for the days when there are 70/75 vehicles being serviced. The applicant replied that they have the ability to take more cars off site and designate more areas for customer parking.

- Chairperson Markarian asked if the applicant has considered having employees park off site and shuttled to the facility. The applicant replied that they do have that process in place at the Nissan facility in Webster, but it is very challenging due to overlapping shifts.

Public Comments:

- There were no comments by the public.

The Board discussed the application after the public hearing and directed staff to include the following in a tabling resolution:

1. The Board is pleased the revised application no longer includes a 6,640 sq. ft. showroom. The Board feels the revised application will provide for better site circulation and parking layouts.

2. The Board has decided to await a decision on this application until after the Zoning Board issues its decision on the requested sign variance and the request to rescind the restriction on expansion enacted by the Zoning Board in its resolution dated November 16, 1995.

3. During the public hearing the applicant indicated the property owner has access to an overflow lot within East Rochester that will accommodate 75 vehicles. The Board would like documentation that there are 75 spaces available for overflow specifically from 920 Panorama Trail. Additionally, the Board would like written
verification from East Rochester that this location has been approved as a permitted overflow site.

4. The Board is not convinced vehicles will not park and/or block the fire lane. How can the Board be assured this will not happen given past practices on the site?

5. The parking spaces located on 950 Panorama Trail South shall be removed. Car dealerships are conditionally permitted, and no such approvals have been considered nor granted for 950 Panorama Trail South.

6. 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 application was TABLED pending receipt of requested items:

Vote: Moved by: Bastian Seconded by: McCord

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

Motion was carried.

2. Edwin Summerhays, L.S., 2509 Browncroft Boulevard, Suite 209, Rochester, NY 14625/Richard A. Samuel requests under Articles VIII-8-2 and IX-9-2 of the Code Preliminary and Final Subdivision and Site Plan approval to allow the division of one 30.2 +/- acre lot into three lots with existing structures to be placed on lot 1, a proposed single family residence on lot 2, and lot 3 is to remain vacant at this time, located at 1698 Kennedy Road to be known as 1698 Kennedy Road. The property is now or formerly owned by Richard A. Samuel and is zoned RA-2. Appl# 13P-0007. SBL# 111.01-1-7.

The applicant, Ed Summerhays, addressed the board, and explained the scope of the application.

- Thirty acre parcel will be broken up into three lots.
- Back portion of parcel consists of wetlands and will not likely be expanded.
- Richard A. Samuel (property owner) plans on building a home on lot #3 at a future date.
- Mr. Samuel’s parents plan on building a single family home on lot #2.
- Lot #1 will be a separate parcel with the existing home remaining on it.

Board Member Comments:
- Board member Tydings asked if the property will remain in the family. The applicant replied that it will remain in the family.
Board member Tydings asked where the driveway will be on the proposed home on lot #2. The applicant replied the driveway for lot #2 will be constructed on the 30 ft access easement that is also going to be the access for lot #3.

• The driveway will be extended when the property owner builds a home on lot #3.
• Board member Tydings asked if there will be any problems anticipated with the wetlands. The applicant replied that there will be no issues because the home will be far from the wetland area.
• Board member Tydings asked if there will be any zoning variances required. The applicant replied that there will not because everything conforms to zoning requirements.
• Board member Kreiser asked if there is any intention by the owner to open a landscaping business on the property. The applicant replied that there is no intention of opening a business. The resident occupying the existing home is an avid gardener/landscaper and is planting various flowers and plants for their personal use.

Public Comments:
• There were no comments by the public.

The application was TABLED pending PRC review of recently submitted items.

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<th>Vote</th>
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<td>Chairperson</td>
<td>Markarian- Aye</td>
<td>Bastian –Aye</td>
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<td>Kreiser –Aye</td>
<td>McCord -Aye</td>
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Motion was carried.

3. Randy Bebout, T.Y. Lin International, 255 East Avenue, Rochester, New York 14604/Hess Corporation requests an informal discussion with the Board regarding the construction of a drive-thru lane/window at the existing Hess facility on 1.78 +/- acres located at 2180 Penfield Road to be known as 2180 Penfield Road. The property is now or formerly owned by Hess Realty Corporation and is zoned GB and TF. Appl# 13P-0008. SBL# 140.01-1-4.

** Board member Burton recused himself from this application **

Jerry Goldman, Attorney/Agent for Hess Corp., addressed the board and introduced:
• Andy Lautenbacher, Permit Manager for Hess Corp.
• Randy Bebout, T.Y. Lin International

Mr. Goldman explained the scope of the application.
• 3,514 sq. ft. Hess Express facility will remain the same as well as the gas canopy.
The only change to the facility will be the addition of a drive-thru lane for a limited menu Burger King.

There will be entrances from both Route 441 and Route 250. Both entrances will be marked to direct traffic to the drive thru.

Some limited parking will still be accessible along curb line of the frontage of the facility.

**Board Member Comments:**

- Chairperson Markarian asked about the proposed drive lane behind the canopy and if it will interfere with large trucks and service vehicles parking there currently. The applicant replied that they will define/stripe parking spaces along that area. There will be a 25ft buffer between the parking area and the drive lane.

- Board member Kreiser asked if they are anticipating any additional vehicles using the Burger King and Dunkin Donuts venue. The applicant replied that the parking may actually drop because of the proposed drive thru. The parking study revealed that the drive thru usage is approximately 50% of parking usage.

- Board member Tydings asked where the delivery trucks usually park and will they interfere with the proposed drive thru. The applicant replied that all the deliveries will be made through the front door.

- Board member McCord asked if the front parking area that is used currently for community car washes, etc. will still be available. The applicant replied that they are very comfortable that they will still be able to accommodate parking and community events.

- Board member McCord asked if the facility will be operated under the existing management. The applicant replied that it will.

- Board member Bastian asked how the grease and odors from the deep fryers, etc. will be managed and controlled. The applicant replied that they are currently working with an architect that will address those issues.

- Board member Bastian asked if the Burger King will have a counter on the inside of the facility where customers can place orders. The applicant replied that customer will be able place food orders via the inside counter.

- Chairperson Markarian noted that the proposed drive thru entrance lane impedes into the current pond. The applicant replied that they will expand the pond further to the north to make up for the lost area due to the drive thru.

- Chairperson Markarian noted that the entrance off Route 441 into the drive thru could be challenging because it is an abrupt turn around the pad and into the drive thru lane. The applicant replied that the drive thru lane is 12 ft wide with no restrictions.

- Chairperson Markarian noted that the facility gets extremely busy especially in the mornings and asked if there has been any kind of studies regarding accidents or incidents on site. The applicant replied that there hasn’t been as far as he is aware of. ITE trip generations were used to study trip counts. They will do some further research regarding accident/incidents.

**Public Comments:**

- There were no comments by the public.
The Board discussed the application after the public meeting and directed staff to include the following in the sketch plan review response letter:

1. A future application for preliminary and final site plan review should include the following:
   - lighting plan accompanied by cut sheets for any proposed lighting fixtures
   - landscape plan
   - dumpster enclosure details
   - proposed sign package

2. The landscape plan should be checked to make sure that the proposed plantings are salt tolerant. The drive thru area will end up being heavily salted and will have an effect on the adjacent plantings.

3. All traffic accident/incident data for the Hess vicinity should be provided for review by the Board. The Board is interested in any data available within the Hess site or in proximity to its entrances.

4. A future submission should include parallel parking along the outside perimeter curbing closest to the intersection of NYS 441 and 250.

5. Upon submission of an application for Preliminary and Final approval, you should provide written responses to the above comments and any outstanding reviewing agency comments. Additionally, written responses to the factors of consideration for Site Plan found in Article IX-9-3 and Conditional Use found in Article X-10-2 of Chapter 29, Town of Penfield Zoning Ordinance should also be submitted.

The Board directed staff to prepare and issue a sketch plan review response letter.

Vote: Moved by: Markarian Seconded by: Bastian
Chairperson Markarian - Aye Bastian - Aye Burton - Abstain Hetzke - Absent
Kreiser - Aye 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 discussed the application. The Board will not move forward with its review until the previously requested items have been submitted to review and consideration.

The application was CONTINUED TABLED pending receipt of previously requested items.

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

Motion was carried.

V. MISCELLANEOUS:

1. Robert Keiffer/T.Y. Lin International, 255 East Avenue, Rochester, NY 14604 requests under Articles IX-9-2 and VIII-8-2 of the Code Preliminary and Final Site Plan and Subdivision Approval to allow the construction of a 3 lot single family (including the existing residence), residential subdivision on 10.42 +/- acres located at 1226 Shoecraft Road. The property is now or formerly owned by LuAnn Ferguson and is zoned RR-1. Application # 12P-0004. SBL# 094.02-1-3.

The Board REAPPROVED with conditions

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

Motion was carried.

2. Robert Keiffer/T.Y. Lin International, 255 East Avenue, Rochester, NY 14604 requests an informal discussion with the Board regarding the subdivision of 14.31 +/- acres into 11 single family lots located at 1469 Jackson Road. The property is now or formerly owned by Nick D’Angelo and is zoned RR-1.

The Board reviewed the concept sketches and determined it is comfortable with the applicant moving forward with a preliminary and final subdivision and site plan review application. Further the Board would prefer to see the subdivision road proposed on the south side vs. the north side.

There being no further business to come before the Board, this meeting was adjourned at 9:00p.m., Tuesday, February 12, 2013.

These minutes were adopted by the Planning Board on February 28, 2013.