PLANNING BOARD MEETING MINUTES
APRIL 25, 2013
The Planning Board met at 6:30 PM local time Thursday, April 25, 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  
Jim Burton  
Doug McCord  
Terry Tydings

ABSENT: Bill Bastian  
Allyn Hetzke, Jr.  
Peter Weishaar

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

II. APPROVAL OF MINUTES: The April 11, 2013 will be reviewed at the next meeting.

III. TABLED:

1. Jared Lusk, Nixon Peabody, LLP, 1300 Clinton Square, Rochester, NY 14604/Bell Atlantic Mobile of Rochester, L.P. (dba Verizon Wireless) requests under Articles IX-9-2, and XI-11-7 of the Code Preliminary and Final Site Plan and Special Permit approval to allow the construction of a 120’ +/- telecommunications facility with associated site improvements on 2.29 +/- acres located at 1843 Empire Boulevard to be known as 1843 Empire Boulevard. The property is now or formerly owned by Jeffrey C. Riedel and is zoned GB. Appl# 13P-0010 SBL# 093.15-1-63.

The Board discussed the application, the draft environmental assessment form, and the draft approval.

The Board AUTHORIZED Chairperson Markarian to sign the Full Part II EAF

Vote: Moved by: Burton Seconded by: McCord

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

McCord – Aye Tydings – Aye

Motion was carried.

The application was APPROVED with conditions

Vote: Moved by: Burton Seconded by: Markarian
Chairperson Markarian– Aye    Bastian –Absent  Burton –Aye  Hetzke - Absent  
McCord - Aye  Tydings - Aye  
Motion was carried.

2. Randy Bebout, T.Y. Lin International, 255 East Avenue, Rochester, New York 14604/Hess Corporation requests under Article IX-9-2 and X-10-2 of the Code Preliminary and Final Site Plan approval and an expansion to an existing Conditional Use Permit to allow the construction of a drive-thru lane/window and other associated site improvements 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-0013. SBL# 140.01-1-4. 

The Board took no action due to lack of quorum.

V. MISCELLANEOUS:

3. 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 of the Code Preliminary and Final Site Plan and Subdivision with the Board regarding a Final Subdivision and Site Plan approval to allow the resubdivision of two parcels and 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-0019. SBL#’s 139.08-2-1 and 139.08-2-1.11.

The Board received and reviewed a letter dated April 24, 2013 requesting a 90 day extension on the subdivision approval.

The Board APPROVED a 90 Day Extension to the Subdivision Approval.

Vote: Moved by: Tydings Seconded by: McCord

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

4. Edwin A. Summerhays, L.S., 2509 Browncroft Blvd., Suite 209, Rochester, NY 14625/Herbert C. Pfuhl requests under Articles VIII-8-2 of the Code Preliminary and Final Resubdivision to allow the resubdivision resulting in a 2.956 acre lot at 7 Woods Point and a 0.402 acre lot at 35 Autumn Trail. The property is now or formerly owned by Bay Breeze Homeowners Association and Herbert C. and Marguerite R. Pfuhl. SBL#’s 93.11-01-056.1 and 93.15-01-020.1.
The Board AUTHORIZED Chairperson Markarian to sign the plat map

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

Motion was carried.

5. Alfred I. LaRue, L.S., McMahon LaRue Associated, P.C., 822 Holt Road, Webster, NY 14580/Susan C. Foor requests under Articles VIII-8-2 of the Code Preliminary and Final Resubdivision to allow the merge of two parcels located at 1710 and 1742 Salt Road into one 10 +/- acre lot. The property is now or formerly owned by Leslie and Susan Foor RA-2. SBL#'s 111.03-1-33 and 126.01-1-1.

The Board AUTHORIZED Chairperson Markarian to sign the plat map

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

Motion was carried.

There being no further business to come before the Board, this meeting was adjourned at 7:10 p.m., Thursday, April 25, 2013.

These minutes were adopted by the Planning Board on May 9, 2013.