PLANNING BOARD MEETING MINUTES
JUNE 13, 2013
The Planning Board met at 6:30 PM local time Thursday, June 13th, 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 (Arrived at 7:30pm)  
Jim Burton  
Allyn Hetzke, Jr.  
Terry Tydings  

ABSENT: Doug McCord  

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

II. APPROVAL OF MINUTES: May 23, 2013  

The Board approved the minutes of April 11, 2013  

Vote: Moved by: Hetzke  
Seconded by: Tydings  

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

Motion was carried.

III. PUBLIC HEARING:  

1. Kip Finley, Indus Companies, One Corporate Place, 1170 Pittsford Victor Road, Pittsford, NY 14534 requests under Articles III-3-10 and IX-9-2 of the Code Preliminary and Final Site Plan and EPOD Permit approval to allow the construction of a 70-75 room, 6 story hotel and associated improvements on 3.2 +/- acres located at 950 Panorama Trail South. The property is now or formerly owned by RDG Incorporated and is zoned LI. Appl# 13P-0020. SBL# 139.09-1-60.1.  

Kip Finley of Indus Companies addressed the board and described the scope of the application:  
• Proposing a 70 to 75, six story hotel on the former Rinky Dink golf course.  
• Limited service hotel will also include a pool, fitness room and breakfast room
• No particular brand has been confirmed yet, however, Holiday Inn Express or Hampton Inn are possibilities
• Total acreage of parcel is 3.2 acres with .6 acres of usable land
• Application before the Zoning Board regarding various variances
• Received comments from Town Engineer, PRC, Monroe County Planning, and Penfield Conservation Board
• 12’ gore area consists of property located in Penfield which is not deeded to anyone. There needs to be a boundary line agreement with each neighbor. There is no overlap and will not effect building on the property
• The NYSDOT easement is a permanent easement, however it is worded as a temporary easement – specific to grant DOT access to check property pertaining to soil conditions
• Applicant surveyors are working with DOT surveyors to make a determination on the easement
• A portion of the port cochere is in the easement area
• Applicant sent letter to DOT requesting input on the project
• Rear of the building will be used for fire department access and the front of the building will be used for ambulance vehicles
• Board member Burton explained fire department access issues:
  1. Slope is steep and fire trucks can bottom out. Ten percent grade required at entrance. Adding grooved payment for icy conditions is recommended.
  2. Fire Department connection should be in the right front corner of the building
  3. Contact fire chief and determine dimensions to be plugged into AutoTurn to determine if vehicles have adequate space to turn around
• Applicant asked for clarification of “18’ parking isles” comment from the Board
• Board member Burton replied that the comment was referring to the depth of the space
• Some issues are dependent on Zoning Board approvals
• Asking for variance regarding buffer to residential zoning
• Back parking lot will be completed first and then the lower loop
• Working on agreement with adjacent car dealer (Vision Dodge) regarding a car on the applicants property
• Town Planner, Katie Evans stated that Vision Dodge is a conditional use so unless a conditional use permit is requested and a hearing is held the car would need to be removed. Vision Dodge has been informed during their expansion application and the spaces have been removed from their drawings.

Board Member Comments:
• Board member Burton asked the applicant to provide a copy of the DOT easement and responses to all agency comments to the planning board members
• Board member Burton commented that the parking space adjacent to the storage shed is not usable. Applicant replied that they will revise the space.
• Board member Burton asked the applicant work with the fire marshal to confirm that the port cochere has adequate clearance.
- Board member Burton asked for more detail on snow storage and if the applicant has done any studies regarding snow removal on the property. The applicant replied that snow will be stored on the sides of the building and the infiltration area and sometimes hauled off the site.
- Board member Burton asked if there has been a hydraulic analysis done regarding fire service at the top of the facility. Jett Mehta of Razak Associates replied that they will be going through the approval process with Monroe County Water Authority along with Indus’ mechanical engineer. They do anticipate a booster pump along with 6” service going to the building.
- Board member Burton stated that it is possible they will require a fire pump and if so it needs to be shown on the plans.
- Board member Burton asked if the one stair tower extends all the way to the top of the roof. The applicant replied they haven’t gotten that far with the plans. This is the first six story building they have worked on and they will look into it.
- Board member Burton stated that a physical barrier will have to be provided to accommodate the number of people that will go to the area. The applicant replied that the parapets are six feet tall to secure the area.
- Zoning Board may require a variance for the height of the building to accommodate the parapets.

**Public Comments:**
- There were no public comments

The Board discussed the application following the public hearing. The Board directed the following to be included in a tabling resolution:

1. The Board requests the following be incorporated into the project drawings:
   - Entire access road from the public way should be a maximum 10% slope;
   - Auto-turn graphic showing a ladder truck traversing the loop around the infiltration basin and back out to the public way;
   - The parking spaces on the north end of the parking lot should be shifted east so that the storage shed is no longer encroaching on the adjacent parking space;
   - The clearance under the Porte Cochere should be raised to accommodate a large ambulance vehicle, plus adequate free space;
   - The snow storage shown south west of the first entrance lane should be relocated to eliminate line of site obstruction;
   - Hydraulic calculations should either reveal adequate flow & pressure for the fire protection system or the revised site plan should show the location of a pump house to the satisfaction of the Town Engineer;
   - Grooved pavement should be considered at the right-of-way to increase traction; and
   - Flush curbing shall be added to the perimeter of the infiltration basin to the Town Engineer’s satisfaction.
2. The Board would like to review a copy of the NYS DOT easement on the property. A copy shall be submitted to the Planning Department.

3. The Board directs the applicant to meet with the Fire Marshal and/or Fire Chief to ensure fire protection needs have been met.

4. The applicant shall provide written responses to the following:
   - The above tabling resolution comments;
   - Engineering memo issued on June 11, 2013;
   - Monroe County Planning comments issued on June 11, 2013;
   - Conservation Board report issued on June 4, 2013;
   - PRC memo issued on June 7, 2013, and
   - Any other reviewing agency comments issued to date for the preliminary and final application.

The Board also directed staff to provide a memo to the Zoning Board indicating their support in the requested variances. The Board feels this is a good redevelopment of a difficult site.

This application was TABLED pending receipt of items listed above.

Vote: Moved by: Hetzke Seconded by: Markarian

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

Motion was carried.

2. Joseph Ardieta, Vanguard Engineering, 241 Castlebar Road, Rochester, NY 14610/Plank Road Development LLC requests under Articles III-3-10, VII-8-2, and IX-9-2 of the Code Final Site Plan, Subdivision and EPOD Permit approval under Town Law 278 to construct 21 single family homes on 33.85 +/- acres located at 899 Plank Road to be known as Crowne Pointe Section 2. The property is now or formerly owned by Plank Road Development, LLC and is zoned R-1-20. Appl# 13P-0019. SBL# 094.18-1-6.211.

**Joe Ardieta of Vanguard Engineering**, addressed the board and described the scope of the application:
- Proposing the second phase of the Crowne Pointe Subdivision which was approved in 2005.
- 21 lots on 13.1 acres are proposed
- 0.8 acres will be dedicated to the Town of Penfield
- 2 acres will be right of way
- Overall subdivision was approved as a Cluster Subdivision under Town Law 278
- Some utilities have been adjusted on the second phase of the project
• Proposing to extend Crowne Pointe Drive and add thirteen lots and also create Knightbridge Circle and add eight lots.
• Development will begin with the extension of Crowne Pointe Drive and when those lots are sold, the development of Knightbridge Circle will begin.
• Utilities will be standard
• Project boundary does not encroach any adjacent parcels as of yet. Future sections will, however.
• The pond in the southwest corner will take the runoff from section II and direct it into the existing pond
• EPOD permits are still in effect. The NYS DEC permit has expired and the applicant is working with them to reapply for the permit
• Responses to PRC comments have been completed and submitted

Board Member Comments:
• Chairperson Markarian asked about the walkway between the two rear parcels. Steve Phillipone of Plank Road Development LLC, replied that the issue has been resolved and the pedestrian connection will not be pursued at this time.
• Chairperson Markarian asked about the plantings around the pond area that were proposed. The applicant replied that a row of conifer trees will be planted and other DEC compliant species will be planted as well.

Public Comments:
George Robertson of 20 Crowne Pointe Drive asked where the drainage from the pond will go and how will it affect his property.
• The applicant replied that the pond discharges into the wetland and will not affect his property. Swail and catch basin will draw drainage away from the area.
• Mr. Robertson asked for clarification regarding the suggested walkway. Steve Philippone replied that initially staff suggested a walkway between two parcels, however, this would make marketing the two lots difficult and de-value the properties. A consensus with staff was made not to follow through with the walkway.

Public Comments:
Bernie O'Sullivan of Plank Road asked if there are any restrictions regarding the hours of operation the developers are permitted to work on the site.
• Planning Department Head, Mark Valentine replied that the working hours permitted are Monday through Friday from 7am to 7pm and Saturdays from 8am to 4pm. There is no work permitted on Sundays.

The Board discussed the project and the draft approval resolution. The SEQR process was complete at the time the overall approval was granted.
This application was APPROVED with conditions.

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Motion was carried.

IV. TABLED:

3. John H Sciarabba, LandTech Surveying & Planning, 3708 Saint Paul Boulevard, Rochester, New York 14617/Ryan J. Morse 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 construction of a 1,200 +/- sq ft garage and associated improvements on 0.51 +/- acres located at 1513 Empire Boulevard to be known as 1513 Empire Boulevard. The property is now or formerly owned by Ryan J. Morse and is zoned LB. Appl# 13P-0015. SBL# 108.06-1-6.

The Board discussed the application and reviewed the draft Part II EAF and approval resolution.

The Board AUTHORIZED Chairperson Markarian to sign the Part II EAF

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Motion was carried.

The application was APPROVED with conditions

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Motion was carried.

4. Robert K. Winans P.E., 40 Cedarfield Commons, Rochester, New York 14612 on behalf of Midlakes Development and Construction, LTD, requests an informal discussion with the Town Board and the Planning Board regarding the possible construction of 33 single family attached homes and two apartment buildings with a total of 36 units on 32.67+/- acres. The parcels are located 1185 Empire Blvd., 1211 Empire Blvd., and 41
Woodhaven Drive. The property is owned by Howitt-Bay-view, LLC, and is zoned LLD and R-1-20. Appl # 12P-0017. SBL# 108.05-2-8.5, 108.05-2-8.33, and 108.10-1-1.111

The Board discussed the application pursuant to the joint Public Information meeting that was held on June 5, 2013.

The Board directed staff to draft a sketch application letter for its review

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Motion was carried.

V. MISCELLANEOUS:

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 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 139.08-2-1.11.30 Sanders Farm Drive.

   The Board discussed the applicants request to modify condition #10 of its August 9, 2012 approval resolution, which required a cross access easement and is NOT in favor of any alterations or modifications.

2. Edward J. Freeman, PLS, Passero Associates, 242 West Main Street, Suite 100, Rochester, NY 14614/Michael and Rachel Monile, Mauricio and Margaret Felipe, John and Mary E. Trowbridge, and Christopher and Kara Cannarozzo requests under Articles VIII-8-2 of the Code Preliminary and Final Resubdivision to allow the reconfiguration of the subdivision formerly approved by the Planning Board as 1440 Scribner Road resulting in Lot 1 being 0.51 +/- acres, Lot 2 being 1.49 +/- acres, Lot 3 being 0.31 +/- acres, Lot 4 being 0.31 +/- acres, and Lot 5 being 3.42 +/- acres located at 3 Johanna Drive, 15 Cedarbrook Cir, 40 Beacon Hills Dr. N., 44 Beacon Hills Dr. N, and 1440 Scribner Rd. The property is now or formerly owned by Michael and Rachel Monile, Mauricio and Margaret Felipe, John and Mary E. Trowbridge, and Christopher and Kara Cannarozzo and is zoned R-1-20 and PD. SBL#’s 109.05-1-55.31, 109.05-1-90, 109.05-1-51, 109.05-1-52, and 109.05-1-55.11.

   The board discussed the proposed resubdivision and requested a clean/detailed map be submitted before moving forward with a decision.
Penfield Planning Board
June 13, 2013

There being no further business to come before the Board, this meeting was adjourned at 8:50 p.m., Thursday, June 13, 2013.

These minutes were adopted by the Planning Board on June 27, 2013.