The Planning Board met at 6:30 PM local time Thursday, September 12, 2013 in the Auditorium conference room 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
William Bastian
Allyn Hetzke, Jr
Doug McCord
Terry Tydings
John Albright

ABSENT: Jim Burton

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

II. APPROVAL OF MINUTES: August 12, 2013

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

Motion was carried.

III. PUBLIC MEETING:

1. James Bammel, Bammel Architects, 6459 West Quaker Street, Orchard Park, NY 14127/Heathwood Assisted Living at Penfield, requests under Article VIII-8-2 of the Code Preliminary and Final Subdivision approval to allow the division of one 11.92 +/- acre lot into two lots located at 100 Elderwood Court to be known as 100 Elderwood Court. The property is now or formerly owned by Heathwood Assisted Living at Penfield and is zoned MR. Appl# 13P-0022 SBL# 125.03-2-55.

Jim Bammel of Bammel Architects addressed the Board and described the scope of the application addressed comments:

- Dealing with strip of land at entrance
- Storm easement should be added to the ingress, egress.
- Described the shape of property
- Shed will be relocated when the lot to the north is developed.

Board Comments:

- Board member Bastian asked what is intended for the future development of the parcel.
- Applicant explained according to the change of title, it is part of 100 Elderwood Court, and is included in property.
- Board member Markarian asked if there any plans to have another egress/ingress from NYS Route 250.
- Applicant doesn’t have plans for access from Route 250 at this time but provided a 60’ wide strip should another access be necessary in the future.

Public Comments:

Judy Sullivan of 42 Random Knolls asked the applicant what is meant when talking about independent housing possibly in the future.
• Applicant explained that independent housing is typically single story with maybe two, three or four units in one building.
• Applicant explained that this is what was initially proposed, but expressed that no one is looking to build anything right now.
• Judy expressed that her and her husband would not be looking forward to anything being built there, and that they recently purchased their home because of the privacy.
• Katie Evans, Town Planner suggested that Judy contact the Planning Department for information on how local residents are notified in the future if further building plans develop.

The Board discussed the application following the public hearing.

The Board authorized the Planning Board Chairman to sign the Part II EAF.

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

Motion was carried.

The application was APPROVED with Conditions.

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

Motion was carried.

2. Charles Smith, R.A., Design Works Architecture, PC, 3300 Monroe Avenue, Suite 117, Rochester, NY 14618/Lalit and Surekha Shah, requests under Article IX-9-2 of the Code Preliminary and Final Site Plan approval to allow the construction of a 1,280 sq. ft., one story office building on 2.8 +/- acres located at 2041 Penfield Road to be known as 2041 Penfield Road. The property is now or formerly owned by Lalit and Surekha Shah and is zoned PD. Appl# 13P-0024 SBL# 139.08-2-1.11.

Neeraj Shah, son of Lalit and Surekha Shah at 2041 Penfield Road addressed the Board and described the scope of the application:

• Proposed to construct one story 1,280 sq. ft. building, just south of the existing building and remove garage.
• Expressed that this plan is to construct a smaller building then the already approved larger building plan.

Chuck Smith of Design Works Architecture addressed the Board and described highlights of the plan:

• Revised drawings were provided to the Board.
• Mr. Smith described proposed changes to the parking lot.
• All the drainage will remain as approved in the previous project.
• Enclosed dumpster will now be placed at back of the property.

Board Comments:

• Board member Markarian, asked if the cross access from the original proposal will remain.
• Mr. Smith explained that the cross access will remain but is proposed in a different location.
• Board member Hetzke, asked if any variances are needed for this new plan.
• Katie Evans, Town Planner explained they will be required to get a special permit from Town Board because it is located within the Planned Developed zoning district.
• Board member Bastian inquired why a 1,280 sq. ft. building is being built instead of the previously approved 6,000 sq. ft.
• Mr. Smith explained that they don’t have tenants for the larger building at this time, but intend to build it at a later date.
• Board member McCord asked if the pond will remain the same in size.
• The pond is designed to handle a full build out of the site.
Public Comments:

**John Trowbridge of 16 Sanders Farm Drive** asked who did drainage study, and if asphalt was taken into consideration with drainage.

- Board member Markarian explained that these questions were answered in the original plan.
- Mr. Trowbridge inquired, wondering if parking lot will change if the larger building goes up.
- Mr. Trowbridge talked of his concerns with both the traffic and drainage.
- Mr. Trowbridge asked if parking lot will change when 6,000 sq. ft building is built.
- Board member Hetzke explained the site will reflect the drawings that are approved by the Planning Board.
- Mr. Trowbridge stated he has standing water.
- Katie Evans, Town Planner stated that the Engineering Department inspected the property last year when the 6,000 sq. ft. building was under review and agreed drainage improvements were needed. Those improvements were required as a condition of approval for the 6,000 sq. ft. building. The Engineering Department is presently reviewing what impact, if any, the new building will have on the stormwater management facilities.

**Ryan Robins of 6 Sanders Farm** addressed the Board.

- Mr. Robins inquired on why a drive way needs to be attached to a residential area.
- He wondered if the town could consider more stop signs or speed bumps.
- Mr. Robins would like to see the pond deep enough to prevent weeds and swamp conditions.
- Katie Evans, Town Planner suggested Mr. Robins contact the Engineering Department about the stop sign request.
- Board member Markarian explained the traffic pattern was reviewed and approved with the 6,000 sq. ft. building.
- Board member Markarian explained that the proposed uses will not generate much traffic.

The Board discussed the application following the public hearing. The Board tabled the application pending review of submitted materials and preparation of a draft approval resolution and a Part II EAF.

The Board made a motioned to TABLE the application.

<table>
<thead>
<tr>
<th>Vote:</th>
<th>Moved by:</th>
<th>Seconded by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chairperson: Markarian - Aye</td>
<td>Hetzke</td>
<td>Markarian</td>
</tr>
<tr>
<td>Bastian - Aye</td>
<td>Burton - Absent</td>
<td>Hetzke- Aye</td>
</tr>
<tr>
<td>McCord - Aye</td>
<td>Tydings - Aye</td>
<td></td>
</tr>
</tbody>
</table>

Motion was carried.

IV. **SKETCH:**

1. Chris Marks, YMCA of Greater Rochester, 444 East Main Street, Rochester, NY 14604 requests an informal discussion with the Board regarding the construction of a building addition and parking lot expansion on 50.83 +/- acres located at 1835 and 1835-B Fairport Nine Mile Point Road to be known as Eastside Family YMCA. The property is now or formerly owned by YMCA of Greater Rochester and is zoned RA-2 and RR-1. Appl# 13P-0023. SBL# 125.01-1-34.12 and 125.01-1-34.13.

**Chris Marks Vice President of YMCA properties,** introduced all members who would be representing the YMCA that night.

**Kevin Fitzpatrick, Executive Director of Eastside YMCA** addressed the Board with scope of the project and highlighted the 3 goals for the YMCA.

1. To improve/enhance undersized areas:
   - Add a youth and family gym;
   - Add group exercise programs;
   - Add stretching and core area;
   - Six bathrooms;
   - Add parking;
1. To add conferences space; and
   Improve on Disease prevention programs, Livestrong Program

2. To add wellness health space
   - Add sports performance center, to help engage young people;
   - Add specialty wellness;
   - Add second entrance;
   - New, larger spin stadium;
   - Add new cardio in old spin studio;
   - Add offices; and
   - Add wellness partner.

3. To join with a wellness partner, in hopes to create a healthy community.
   - With plans for a space which utilizes about 7% of the building;
   - To offer continuing care;
   - Offer continuing recovery; and
   - Add preventative care.

Marc Kenward with Erdman Anthony presented the scope of the building proposed site plan.

- Mr. Kenward explained that 19,350 sq.ft. will be added to the existing building of 67,000 sq.ft.
- Mr. Kenward addressed the future aquatic center.
- They will be reviewing the storm water treatment system, utilizing any existing facilities, and enlarging area needed to address increase of storm water.
- Kenward mentioned that a zoning variance will likely be needed for the buffer to the existing residences to the south.

Steve Ferranti of SRF and Associates described the traffic impact study that was completed.

- Mr. Ferranti stated the peak hours along NYS Route 250 are between 7:45-8:45 a.m. and 5:00-6:00 p.m.
- Of the peak hour traffic, 15-20% are pass by drivers on their way to/from work.
- On average 230 members per hour, visited the Eastside YMCA in the morning and afternoon.
- No accidents have been reported at the YMCA site ingress/egress.
- As a result of a gap study, they are recommending the consideration of a traffic light for this 50 mph area.

Jeff Roloson of LaBella Associates, described the architectural expansion to the west which will include similar materials used on the building such as brick, glass, and stone.

George Romell, CEO of YMCA of Greater Rochester provided a description of the project scope.

- Mr. Romell informed the Board that this is one of the #1 Y’s in this country as it serves over 20,000 patrons.
- The proposed expansion is consistent with the overall master plan for the site as previously approved in 2005.
- The building was also designed to expand to the front of the building, but there are no plans to do so at this time.

Board Member questions and comments:

- Board member Hetzke inquired what the expected increase in membership will be with the expansion.
- Mr. Fitzpatrick responded they anticipate a 5-6% increase in members.
- Board member Hetzke asked how frequently the parking lot presently fills to capacity.
- Mr. Fitzpatrick replied the parking has reached capacity in the past however, YMCA employees park in Wickham’s parking lot when the farm market is closed.
- Board member Hetzke asked the applicant to address the proximity of the south end of the proposed parking expansion in relationship to the adjacent neighbors.
- Mr. Fitzpatrick acknowledged that that is something they will look closer at to determine what could be done to mitigate any potential impacts.
- Mr. Fitzpatrick recognized the need for a variance for the parking buffer setbacks.
• Board member Hetzke asked for more description in reference to the wellness partners.
• Mr. Romell explained that this independent space could be used for rehab of sports injuries, a health related space.
• He mentioned they are considering three organizations they have consulted with.
• The independent space will be concentrated on the first floor.
• Board member McCord asked how many cyclists and walkers visit per day.
• Mr. Fitzpatrick explained on average 2,800 people scan in per day, about 8-10 cyclists, and about 40 walkers per day.

Public Comments:

Lalit Shah of 2041 Penfield Road informed the Board that he has cut his medication in half because of their exercise procedure, and that this YMCA is doing a great job. He is very supportive of what they have proposed.

Joel Ostheller of 37 Rockbridge Lane asked about whether the aquatic center will be indoor or outdoor.
• Mr. Romell informed the audience that when the time comes, it would be an outdoor pool and water play area.
• Mr. Ostheller likes idea of a traffic light on Route 250.

Neeraj Shah of 2041 Penfield Road commented that he too is a member and the YMCA is great and really caters to disease and health problems.

The Board discussed the application following the public meeting. Board member Markarian mentioned the need for timers or sensors for parking lot lighting.

The Board directed staff to include the following in the sketch plan review letter:

1. The Board finds the proposed concept to be inventive and architecturally attractive.
2. The Board requests the following information be included within a future application:
   • Provide a photometric plan to demonstrate any existing and proposed exterior lighting including but not limited to any new parking lot fixtures;
   • Demonstrate will snow storage will be located;
   • How the proposed plan maintains or improves buffering to adjacent uses including but not limited to the potential glare of parking headlights on adjacent residences;
   • Provide a pedestrian circulation plan and demonstrate how pedestrian connection can be made to the fullest extent to adjacent neighborhoods; and
   • Identify if there is enough parking included within the proposed concept to accommodate full build out of the property and if not, where additional parking could be accommodated.
3. The applicant should demonstrate how proposed expanded uses comply with the Town of Penfield Zoning Ordinance and if an expansion to a conditional use permit is required.
4. Upon submission of an application for Preliminary and Final approval, you should provide written responses to the above comments. Additionally, written responses to the factors of consideration for Site Plan found in Articles IX-9-3 of Chapter 29, Town of Penfield Zoning Ordinance should also be submitted.

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

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

V. TABLED:

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.

The Board discussed the application and the submitted materials.

The Board TABLED the application pending review of the recently submitted items and preparation of a draft Part II EAF and draft approval resolution.

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

Motion was carried.

VI. MISCELLANEOUS:

1. Philip Palermo, 312 Torry Pine Drive, Rochester, NY 14612 requests under Articles III-3-10-C, and IX-9-2 of the Code for a modification to the previously granted approval by the Planning Board on May 22, 2003 to allow for modification to Lots 11 and 12 of the Qualtrough Station Subdivision. The property is located at 31 and 35 San Filippo and is now or formerly owned by Philip and Arlene Palermo and is zoned Residential (R-1-20). SBL#s 108.12-1-81 and 108.12-1-82. Appl#03P-0007.

Mark Valentine briefed the Board on the applicant’s request to modify the previously approved site plan for the development of two single family homes. The applicant has requested the original site plan to be modified slightly because the shape of the lots do not provide much flexibility for house placement. The lots have sat vacant for approximately 10 years.

Staff has been working with Mr. Palermo to minimize the loss of trees that were slated to be preserved and to minimize potential flood plain impacts. Mr. Palermo and his engineer revised the plans to preserve more trees and reduce the flood storage volume required below the levels originally approved by the Planning Board on May 22, 2003 in their approval resolution for Qualtrough Station. Such a request requires the approval of the Board to modify the previously approved site plans.

The Board reviewed the revised plans showing the new home locations and the revised tree clearing limit and proposed grading.

The owner will have to apply for a variance for setbacks to an existing structure. The proposed property line adjustments would reduce the existing setback to Mr. Dean Shorey’s barn located at 476 Embury Road. The Planning Board is supportive of granting this setback variance.

The Board APPROVED the site plan modifications conditioned upon the applicant obtaining a variance from the Zoning Board of Appeals.

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

Motion was carried.

There being no further business to come before the Board, this meeting was adjourned at 9:15 PM, Thursday, September 12, 2013.

These minutes were adopted by the Planning Board on October 10, 2013.