PLANNING BOARD MEETING MINUTES
SEPTEMBER 26, 2013
The Planning Board met at 6:30 PM local time Thursday, September 26, 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
Jim Burton
Allyn Hetzke, Jr
Terry Tydings

ABSENT: William Bastian
Doug McCord
Zach Nersinger, Planning Technician

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

II. APPROVAL OF MINUTES: The September 12, 2013 minutes will be reviewed at the next meeting.

III. 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 reviewed the Part II Environmental Assessment Form and the draft approval resolution.

Planning Department Head, Mark Valentine shared the following traffic issues with the Board:
- Of all the PRC comments that were issued, only one remains unresolved. The Town Engineer has requested a middle turn lane on Panorama Trail. This should be looked at either through road widening to accommodate an additional lane, re-striping the existing pavement, or through the use of a “road-diet” to change this section of Panorama Trail from a four lane road into a two lane road with a middle turn lane along the entire length. Staff is currently not satisfied that these options have been thoroughly analyzed by the applicant.

The applicant, Kip Finley, requested permission to address the Board. Permission was granted and he provided the following:
Only 8-10 trips per hour are generated at a maximum from the proposed hotel.

This is not a high traffic business, most customers arrive in the evening and then depart in the morning.

A letter has been obtained from the New York State Department of Transportation stating they don’t have to put in a turn lane as it is not warranted for their proposed development.

The costs involved to accommodate the Town Engineer’s request to install a turn lane are cost prohibitive for this project and will likely be abandoned if required by the Board.

The Board discussed the issue of requiring a turn lane at length and the Board would like the applicant to provide the following for their review:

- Recent traffic count data for Panorama Trail South
- Budget breakdown of costs expected to accommodate the Town Engineer’s transportation comments

The application was CONTINUED TABLED pending the submission and review of materials listed above.

Vote: Moved by: Burton Seconded by: Hetzke

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

The Board discussed the application, the recently submitted materials, reviewed the Part II Environmental Assessment Form, and reviewed the draft Approval Resolution.

The Board directed staff to require snow storage locations on the final drawings in locations found satisfactory to the Planning Department Head.

The Board AUTHORIZED the Chairman to sign the Part II EAF.

Vote: Moved by: Hetzke Seconded by: Tydings

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

Motion was carried.
The application was APPROVED with conditions.

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

Motion was carried.

There being no further business to come before the Board, this meeting was adjourned at 7:30 PM, Thursday, September 26, 2013.

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