PLANNING BOARD MEETING MINUTES

JUNE 24, 2014
Penfield Planning Board
June 24, 2014

As the Planning Board met at 6:30 PM local time Tuesday, June 24, 2014 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:  
Allyn Hetzke, Jr  
Bill Bastian  
Roseann Denoncourt  
Bob Kanauer  
Terry Tydings

ABSENT:  
Doug McCord  
Katherine Kolich-Munson, Secretary

ALSO PRESENT:  
Mark Valentine, Planning Department Head  
Zach Nersinger, Town Planner

II. APPROVAL OF MINUTES:

Board members Denoncourt and Tydings both acknowledged that they have viewed the video recording of the May 8, 2014 public hearing. They have since reviewed the draft meeting minutes, and they are prepared to vote on them this evening.

1. The Board APPROVED the May 8, 2014 meeting minutes as written.

Vote: Moved by: Bastian Seconded by: Tydings  
McCord - Aye Tydings - Aye

Motion was carried.

2. The Board APPROVED the May 22, 2014 meeting minutes as written.

Vote: Moved by: Bastian Seconded by: Denoncourt  
McCord - Aye Tydings - Aye

Motion was carried.
III. TABLED

1. Robert Wolfe of Wolfe Architecture, 3 North Main, Honeoye Falls, NY 14472/ Dr. Benjamin Peters, O.D. and Dr. Justin Verrone, O.D., requests under Article IX-9-2 of the code for Preliminary and Final Site Plan approval for the construction of a 5,776 +/- square foot optometry medical office located at 2142 Penfield Road on 0.46 +/- acres. The property is now or formerly owned by Lillian Detweiler and is zoned BN-R. Appl# 14P-0017 SBL# 139.08-1-73.

- Mr. Valentine informed the Board the applicant has submitted revised plans including a lighting plan and responses to comments, all of which have been provided in the Board’s drop for this meeting. Further, he updated the Board with the decisions from the Zoning Board of Appeals (ZBA) regarding the variances requested by the applicant on June 19, 2014. The ZBA approved all variances except for two: the rear entrance building mounted sign was not approved; and the wooden “eye chart” feature at the rear of the building was tabled pending further input from the Planning Board. Staff has included in the drop for the Board’s review and consideration a copy of the Town’s definition of a sign according to the Town Code and the list of exemptions to the definition.

- The Board has been requested by the ZBA to provide further justification in the form a written letter explaining in more detail the support the Board gave for the variances requested in the previous meeting.

- The applicant was in attendance for the meeting as part of the audience. The Board requested the applicant to review the building materials of the “eye chart” and its role in the overall design. The applicant provided written testimony supporting their request for the sign variance that was tabled by the ZBA. Further, the applicant informed the Board the wood material section of the rear-facing exterior wall that will feature the “eye chart” is an integral feature the building design and architecture. The only people that would see the “eye chart” would be those entering and exiting the property from the rear access drive or pedestrians in the athletic fields located to the property to the north. Because of this, the building is unique in its design.

- The applicant also explained the letters used on the surface of the “eye chart” could be applied with a stain technique or a burning techniques prior to installation during construction. He added that the burning techniques will actually help with future maintenance and weathering.

- The Board discussed the issues surrounding the concerns from the ZBA regarding the “eye chart.”

- Board member Bastian and Kanauer expressed that they believe the eye-chart is an integral and crucial architectural element in the building design. The proposed location for it at the rear of the building would not cause issues for adjacent neighbors or drivers commuting on Penfield Road.

- Board member Kanauer asked if a material for the wood had been selected yet. The applicant replied that it is not been selected yet.
• Board member Kanauer asked how the wooden material for the “eye chart” would be installed and if it would be building mounted. The applicant replied that the wood is integral to the overall building design and it would be installed in the same manner as the other approved wooden architectural elements. Therefore it is not building mounted.
• Board member Denoncourt asked if the “eye chart” would be illuminated. The application replied that it will not be illuminated.
• The Board was in favor drafting a letter with justifications for support of the “eye chart” proposed in the building design of the proposed Eyesite office building to the Zoning Board of Appeals.

The Board AUTHORIZED the Planning Board Chair to sign the Part II Short EAF.

Vote: Moved by: Kanauer Seconded by: Bastian
McCord - Aye Tydings - Aye

Motion was carried.

The Board directed staff to send a letter with justifications for support of the “eye chart” proposed in the building designs of the proposed Eyesite building to the Zoning Board of Appeals.

Vote: Moved by: Denoncourt Seconded by: Kanauer
McCord - Aye Tydings - Aye

Motion was carried.

The Board discussed the application and APPROVED the draft approval resolution with conditions.

Vote: Moved by: Bastian Seconded by: Denoncourt
McCord - Aye Tydings - Aye

Motion was carried.

IV. MISCELLANEOUS

1. Due to board member conflicts for the upcoming public hearing meeting on July 10, 2014, the Board has agreed to reschedule the meeting to Tuesday, July 15, 2014. A
new legal notice will be issued and the Town’s website will updated to reflect the changes to the schedule.

There being no further business to come before the Board, this meeting was adjourned at 6:50 PM, Tuesday, June 24, 2014.

These minutes were adopted by the Planning Board on July 15, 2014.