PLANNING BOARD MEETING MINUTES

FEBRUARY 26, 2015
As the Planning Board met at 6:30 PM local time Thursday, February 26, 2015 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: Bill Bastian  
Bob Kanauer  
Roseann Denoncourt  
Terry Tydings

ABSENT: Allyn Hetzke, Jr., Doug McCord

ALSO PRESENT: Mark Valentine, Planning Department Head  
Zach Nersinger, Town Planner  
Douglas Sangster, Planning Technician  
Peter Weishaar, Planning Board Attorney  
Katherine Kolich-Munson, Secretary

II. APPROVAL OF MINUTES:

The Board APPROVED the February 12, 2015 draft meeting minutes as written.

Vote: Moved by: Tydings  
Seconded by: Kanauer  
Chairperson: Hetzke - Absent  
Bastian - Aye  
McCord - Absent  
Denoncourt - Aye  
Tydings - Aye  
Kanauer - Aye

Motion was carried.

III. TABLED:

1. Adam Frosino, McFarland Johnson Inc., 2525 Route 332, Suite 101, Canandaigua, NY 14424/ Penfield Place Properties, LLC, requests under Articles 111-3-10, VIII-8-2 and IX-9-2 of the code for preliminary and final site plan, subdivision and EPOD permit approval to construct a 15,600 +/- square foot expansion to the existing health care building with associated site improvements on 6.71 +/- acres located at 1700 Penfield Road and 1700-B Penfield Road. The properties are now or formerly owned by Penfield Place Properties, LLC, and are zoned BN-R and R-1-15. Appl # 15P-0004. SBL#s 139.05-1-51 and 139.05-1-68.

The board discussed the application in the work session meeting:

- Mr. Valentine discussed with the board the updates that had been provided for their review and consideration.
- Mr. Valentine reviewed the proposed emergency generator specifications that the applicant submitted. The unit is diesel powered and the sound specification sheet
shows a sound level of 80 decibels measured from a distance of approximately 30 feet away from the generator.

- Board member Bastian stated that a sound level of 80 decibels has the potential to be loud for the residential area. According the specifications that were provided it appeared, that, in his opinion, the applicant proposed to use an acoustical enclosure over the unit. He was more supportive a natural gas powered generator, but was understanding that a diesel maybe more cost effective for the owners.

- Board member Bastian added that from his review of the submitted materials from the applicant the acoustical (level 1) enclosure has a footprint that ranges from 14 - 25 feet long, 4 - 5 feet wide, and 5.6 - 9 feet in height depending on the size of the unit. It also appeared that the fuel tank is integrated beneath the generator. The applicant will need to comply with the Petroleum Bulk Storage regulations for NYS (http://www.dec.ny.gov/regulations/2387.html). They will also need to comply with NYS Fire Code relative to storing large quantities of flammable/combustible liquids.

- Board member Denoncourt asked what the difference was between the choosing a natural gas or a diesel generator for this site? Board member Kanauer replied that the issue may be related to having to install new gas lines out to the Penfield Road. That could potentially be a costly installation. A new gas line might also be required if the existing gas service to the building is insufficient for the addition of a natural gas generator, which the owners may not be able to afford at this time.

- The board agreed that additional information should be provided to the Town Engineer for an acoustical enclosure around the generator. A visual buffer with suitable materials should also be proposed for the Town Engineer’s review.

- The board reviewed the conditions of the property maintenance agreement and agreed that language shall be added such that the times of day that the emergency generator can be scheduled for periodic exercise tests is restricted to the hours of 9:00 AM to 6:00 PM so as to not disturb the neighbors.

- Mr. Valentine reviewed the public comments from the previous meeting with the Board regarding the issue of the neighbors claiming that the dumpster was being emptied at 4:30 AM routinely. The board reviewed the conditions of the property maintenance agreement and agreed that language shall be added such that the times of day for trash and waste removal of tote containers and dumpsters shall be restricted to the hours of 6:00 AM to 8:00 PM.

- Mr. Valentine discussed with the board the increase of additional pavement for parking will be review the Engineering Department for impacts to drainage. He will continue to review the plans with the applicant to include the addition of a catch basin to handle stormwater runoff from the parking area.

- Board member Denoncourt thought the landscaping buffer was acceptable as proposed on the plans.

- Board member Bastian reviewed the proposed lighting plan that was provided. He deferred the board’s opinion to the Chairman Hetzke, since lighting is his area of expertise. The Town Engineer will continue to review the lighting plan.

- The board reviewed the Zoning Board of Appeals approval of the expansion to the pre-existing non-conforming use and less setback to the residential zoning buffer area that were granted on February 19, 2015.
The board APPROVED Part II Short EAF.

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

The board discussed the application and APPROVED the draft resolution with conditions.

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

2. Peter Romeo, 309 Canterbury Road, Rochester, New York 14607 / Jasmin Heganovic request under Article IX-9-2 of the code for Preliminary and Final site plan review to construct a single family residence with a detached storage shed and associated site improvements on 0.46+/- acres located at 2775 Penfield Road. The land is currently or formerly owned by Jasmin Heganovic, and is zoned RA-2. Appl# 15P-0001 SBL# 141.01-1-15.

As there were no updates to review, the board voted and CONTINUED TABLED this application:

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

III. MISCELLANEOUS:

1. Mr. Valentine reviewed the agenda for the March 12, 2015 meeting.
   • 1748 Kennedy Road – TheraVet Acres Rehabilitation and Fitness
   • 2175 Penfield Road – Mobil Station at 250/441
   • 2041 Penfield Road – Shah property for addition of a two car garage

There being no further business to come before the Board, this meeting was adjourned at 7:00 Thursday, February 26, 2015.

These minutes were adopted by the Planning Board on March 12, 2015.