As the Planning Board met at 6:30 PM local time Thursday, March 12, 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:
Allyn Hetzke, Jr
Bill Bastian
Roseann Denoncourt
Doug McCord
Terry Tydings

ABSENT:
Bob Kanauer

ALSO PRESENT:
Mark Valentine, Planning Department Head
Zach Nersinger, Town Planner
Douglas Sangster, Planning Technician
Mr. Morin, Legal Counsel
Katherine Kolich-Munson, Secretary

II. APPROVAL OF MINUTES:

1. The Board APPROVED the February 26, 2015 draft meeting minutes as written.

Vote: Moved by: Tydings Seconded by: Bastian

Chairperson: Hetzke - Aye Bastian – Aye Denoncourt- Aye Kanauer - Absent
McCord – Abstain Tydings – Aye

Motion was carried.

III. WORK SESSION DISCUSSION:

1. Larry Grouse, of yourCare Medical Supply, currently located at 2160 Penfield Road, Penfield, NY 14526 (Parkside Commons Plaza), will join the board in an open discussion for questions and answers regarding potential plans to relocate the business to the BN-R Zoning District at 2120 Penfield Road.

Mr. Brad Cottier and Mr. Larry Grouse addressed the board regarding possibly relocating the business:

- Mr. Cottier is the owner of the business and is certified in all areas of the company’s services. Staff are renew certifications every 3 years. They have supplied medical devices since 2011.
- The company offers accessibility consultants, respiratory therapists, and orthotic fitters. The company is certified through Medicare, and complies with HIPAA laws.
• The business is organized into space for fitting customers, employees, and inventory.
• A home modification division was recently added as a service provided for customers.
• The business is outgrowing its 1,500 +/- sq. ft. and is coming close to an end with an inherited 5 year lease.
• They are interested in building a new office at 2120 Penfield Road to own and operate their own space.
• Business hours are similar to many offices in town with hours of 9:00 AM to 5:30 PM Monday through Friday, and 10:00 AM to 1:30 PM on Saturdays.
• They have two delivery trucks for delivery of orders that are in a 50 mile delivery radius.
• A new building would allow them to display the home modification services for kitchens and bathrooms for people who have less mobility and need easier living conditions to maintain a more independent lifestyle.

Following the presentation the board discussed the issue:

• Mr. Valentine spoke of business as to how it relates to the permitted uses in the BN-R zoning district.
• Board member Bastian asked Mt. Cottier how many customers visit the site daily. Mr. Cottier replied that about 30-50 people visit each day.
• Board member Bastian asked if the home modification were installed by employees or if the service was contracted out. Mr. Cottier replied that they currently use subcontractors for the home modification installations but could possibly look to hire those contractors full time to their staff.
• Legal counsel reviewed Article III-3-66-A of the Code with the Board and recommended that the business owners make an application to the Zoning Board of Appeals for an interpretation of the code to determine if their business meets the requirements of the BN-R zoning district.
• Board members McCord and Bastian agreed that a finding from the Zoning Board of Appeals would beneficial for all.

The board voted to defer the interpretation of the BN-R zoning district to the Zoning Board of Appeals.

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

Motion was carried.

IV. PUBLIC HEARING:

2. Dr. Kristin Browne and Dana Browne, TheraVet Acres Rehabilitation and Fitness, 1724 Kennedy Road, Webster, NY 14580 along with their architect, Jacob Mountain. They are requesting an informal discussion with the board regarding the expansion of their veterinary
rehabilitation and fitness business on the 19.59 +/- acre property located at 1724 Kennedy Road, Penfield, NY 14580. The property is now or formerly owned by Dana and Kristin Browne and is zoned RA-2. Appl# 15P-0007 SBL# 111.01-1-8.1.

Dana Browne of TheraVet Acres addressed the board and described the proposed project:

- Mr. Browne explained that the business opened in 2006 and offers only physical therapy, acupuncture, hydro-therapy, and ultrasound services for dog animals. Equine services are available but they require Dr. Browne to make offsite visits to the stables the animals are kept at.
- The business has maximized the available space at the current location of 1748 Kennedy Road. Appointments for customers have been extended to 6 days a week to meet the needs of clients.
- The Browne’s purchased the property at 1724 Kennedy Road long ago with the intentions of expanding their business. Mr. Browne explained that the expansion would feature two new structures on the 10 acre parcel as shown on the concept site plan: one for K9 services, and the other with space for four horse stalls.
  - The K9 service building would be approximately 17,000 square feet in size and would feature an indoor pool, training area, and boarding rooms for therapy and healthy dogs.
  - Outside, a grassed fenced area would be constructed to provide a supervised exercise space for the dogs.
  - Mr. Browne, explained that an outdoor pool (splash pool) has been shown on the plans as another feature for the dogs.
- Mr. Browne reviewed some of the comments that were issued by town staff in a PRC Memo.
  - The storm water retention will be in rear of the property.
  - The DEC recently delineated the wetlands and the buffer area about year ago. The size of the project will not impact the wetland or the buffer area.
  - The parcel will be about 9 to 10 acres in size, with plenty of space for a septic system at the rear of the property.
  - Handicapped parking and turnaround for the driveway will be added to plans for future applications.
- Mr. Browne asked for clarification of the Town’s street tree and sidewalk policies. They plan to have some trees along the frontage of the property, but don’t anticipate a sidewalk being practical in this area of Kennedy Road. Chairman Hetzke explained that the applicant may submit a sidewalk waiver request to the town board in lieu of a standard fee payment to the town that would eliminated the need for a sidewalk at the time of construction.
- Mr. Browne stated that lighting will be installed as needed for the project to the satisfaction of the town and to meet the safety requirements for people entering in/out of the facility and in areas of parking. He added that there are no activities during the night hours or any dog walking.

Board Comments:
Chairman Hetzke asked if the project is proposed to be constructed in one or two phases. Mr. Browne replied that they would like to complete the project in one phase, but if two phases were necessary then the equine barn would be built in the second phase.

Chairman Hetzke asked for any details about the outdoor pool area. Mr. Browne replied that the outdoor pool would be a supervised area for dog use. It would feature a walk-in design and may be about 4 feet deep in the middle, the deepest point of the pool. More research has to be done regarding this feature.

Board member Denoncourt asked if the pool area will be fenced. Mr. Browne replied that there will be fencing around the proposed pool area and hopes to enclose all of the property at one point for the safety and security.

Chairman Hetzke asked if there would be any changes to the property where the business is currently located. Mr. Browne replied that the current property and structures would be converted back to residential use.

Chairman Hetzke asked if the parking and driveway will be paved. Mr. Browne replied that they plan to pave the parking area and driveway.

Board member McCord asked about the parcel that lies between the two properties where the current business is located and where the expansion would take place. Mr. Browne replied that home on that parcel is their primary residence.

Chairman Hetzke asked for the size of the new parcel that is proposed to be create for the expansion of the business. Mr. Browne replied that the new parcel would be about 9 to 10 acres.

Board member Bastian asked what size the horse barn will be. Mr. Browne replied that the barn would have 4 stall and totals about 9,000 square feet.

Chairman Hetzke confirmed that the total size of the proposed buildings would equal about 27,000 square feet approximately. Mr. Browne confirmed that statement.

Board member McCord asked how the project will impact traffic and how many visits does the business anticipate to expect during the day. Mr. Browne replied that they expect to double trip generation to the site. Currently, there about twenty visitors per day coming and going.

Chairman Hetzke clarified with applicant that the expected number of visits to the site with the construction of the new facility would be 40 to 50 visits per day. Mr. Browne confirmed that yes they expect to see numbers in that range.

Board member McCord asked the applicant if they could give the board a sense of what the neighbors' feelings towards the expansion were and if there were any notable concerns. Mr. Browne replied that the immediate neighbors are generally pleased with the proposal. They have spoken to a new neighbor at 1650 Kennedy Road who had concerns about noise and would like to see some additional buffering around the property, which wasn't an issue.

Board member Bastian asked what will be done with the manure from the dogs and horses. Mr. Browne replied that the manure would be collected daily and spread in the pastures of their properties. Also, there are several farmers in the area nearby that could use it for their farms as well.

Chairman Hetzke asked how the parking figures were calculated for the proposed expansion. Mr. Browne explained that they are still evaluating the parking needs, but the plan to base it on occupancy of the building for employees and clients/visitors.
Chairman Hetzke suggested that the applicant discuss the parking requirements with town staff as it would appear to be rather low in the number of spaces provided on the concept plan.

Mr. Nersinger stated that staff member Harold Morehouse would review the parking figures to determine if it would need variance from the Zoning Board of Appeals if a formal site plan is submitted to the town in the future.

Chairman Hetzke asked if the X’s on the plans represented fencing. Mr. Browne replied that yes those represent proposed fencing for the outdoor areas.

Chairman Hetzke then asked for a description of the details shown on the plan to the right of the Equine building. Mr. Browne stated that are called run-outs, where the horses can walk out of the stall with in a limited space to stretch their legs without risk of injury from running as they would be there to recover from therapy or treatment.

Board member McCord asked if there would be any plans for obedience training. Mr. Browne replied that classes could be offered at a limited extent. If there were to be anything offered, it would be on a smaller scale and doesn’t see more than 10 or 20 in the K9 building using the dedicated indoor training area. Mr. Browne added that there would not be weekend events or classes.

Board member McCord asked if there would be any type of breeding plans. Mr. Browne replied that no breeding would take place at the facilities.

Mr. Nersinger asked if there were any plans for any types of dog shows or agility training events, anything outdoors that would require more parking accommodations. Mr. Browne replied that no, they are not planning any type of dog shows or agility events. They would only offer small training groups, where a trainer might come to the site for 6 or 7 dogs to give lessons to clients’ dogs.

Public Comments:

Mrs. Collette Alger of 1843 Kennedy Road of Penfield, stated that the project was extremely large for a residential neighborhood and although TheraVet keeps the property well maintained and well kept, it is still a major project for rural neighborhood on a country road. Mrs. Alger is very concerned because the road that is traveled on has no shoulder and she has frequently seen dogs being walked on the side of the road there. She also had concerns with traffic impacts to the area with such a large expansion. She also asked where the dogs would be walked as part of this expansion project, as she would hope that the owners are considering to keep them on the property and off the road. Lastly, Mrs. Alger stated that when traveling west on the road, the view is hard to see if anyone coming over the crest of the road.

Additional Board Comments:

Chairman Hetzke asked about the proposed architecture of the buildings. Mr. Browne stated that the equine building will just be a standard barn. The other building will have a rural look to fit the area.

Mr. Browne shared some responses to the concerns of the residents: They would really like to get away from walking the dogs along the highway, especially during the winter weather. One possibility would be to build some all season trails and foot paths on the
property to walk the dogs. They could get the equipment to maintain paths. Also, hours of operation will be Monday through Friday 8:00 PM to 7:00 PM, and Saturday 8:00 AM to 4:00 or 5:00 PM, and no therapy hours on Sundays.

The Board discussed this application after the public meeting:

Following a discussion at its March 12, 2015 public meeting and subsequent discussion at its work session the same evening, the Penfield Planning Board offers the following comments:

- The board is supportive of the project as it was presented in its concept form. However, the board expressed some concerns with parking as it relates to the proposed size of the structures shown on the concept site plan. The applicant is referred to the Town Code to calculate the necessary parking spaces required and determine if a variance will be applied for to the Zoning Board of appeals at a later submission date for Preliminary and Final approvals.
- The applicant will be required to specify any plans for phased development in the build out of this project on the site plans.
- A SWPPP report and stormwater calculations, documenting compliance with the Phase 2 Stormwater Regulations for water quality and quantity will be required for a preliminary and final application submission.
- Include details for the proposed septic system location with percolation rate test results and the site layout for the system under full build out with revised site plans upon resubmission of a Preliminary/Final application.
- Include a full landscape plan with planting schedule upon submission of a Preliminary/Final application.
- Include a lighting and photometric plan with cut sheets upon submission of a Preliminary/Final application.
- Submission of revised plans shall include property lines, topography and details of adjacent parcels 100 feet all the way around the site.
- Provide details for any proposed signage for the site.
- Provide site distance data at the proposed entrance to the site along Kennedy Road for the Town Engineer’s review.
- Applicant will comply with the Town’s Sidewalk Policy and Street Tree Policy requirements.
- The proposed driveway layout will have to be revised to accommodate fire department access and to include a driveway turnaround at its northern extent. The applicant should consider how to accommodate entrance and parking for vehicles towing large horse trailers.
- The wetland delineation as show on the site plans must show the date of delineation.
- Future submission of a utility plan shall identify the nearest available hydrant. A hydrant may need to be installed per the Town Code if the distance is too great.
- Provide details for the proposed outdoor pool area and any necessary health regulations.
• Proved details for all proposed fencing around outdoor areas for animals and around the perimeter of the property.
• The board is supportive of designing internal trails to be maintained year round to reduce or eliminate the need to walk dogs along the shoulder of Kennedy Road.
• Identify snow storage areas on the site.
• A letter of intent for a Preliminary and Final application should explain the anticipated number of employees for all operations of the business at full build out, and the expected number of customers/visitors to the site at peak and off hours during regular business days of the week. It should also include details for any large gatherings or classes that will host on the site and how parking will be accounted for during these times.

The board directed staff to issue a sketch plan review letter with the concerns noted.

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

Motion was carried.

3. LandTech Surveying & Planning, PLLC. 3708 Saint Paul Boulevard, Rochester, New York 14617/ Rick Altier, Penfield Moseley, LLC requests an informal discussion with the board regarding the construction of a new convenience store at the Mobil station, and a new car wash service with associated site improvements on the 1.00 +/- acre property located at 2175 Penfield Road, Penfield, NY 14526. The property is now or formerly owned by Penfield Mosely, LLC and is zoned GB. Appl# 15P-0006 SBL# 139.02-1-4.

Mr. Adam Freeman addressed the board and described the proposed project:
• The proposed project involves the demolition of the existing building under the canopy and the construction of a new convenient store with drive through service and an automatic car wash on the south side of the property. The gas pumps, canopy, curb cuts, and the majority of the pavement would remain in place.
• Mr. Freeman stated that the owner would like to retain the framed shed for storage purposes for advertising and seasonal displays, etc.
• Mr. Freeman explained to the board that the primary issue for the redevelopment of the property lies with the connection to a private sanitary sewer pipe owned by Wegmans and located on the Taco Bell property to the south.
• Storm water will be handled on site in depressed lawn areas.
• Applications have been submitted to the town for zoning board review of requested variances for lot coverage, setbacks and multiple uses on one property.
• The building elevation of the proposed convenient store shows a flat roof structure facing Penfield Road (441) similar to that of most gas station store fronts.
• Flush curbing is proposed to be installed for snow maintenance.

Board Comments:
• Chairman Hetzke asked what the percentage of greenspace was at now. Mr. Freeman replied that the current greenspace figure is about 32% of the property, but with the redevelopment it will decrease to about 24.5%.
• Chairman Hetzke asked if deliveries were made mainly to the west side of the building. Mr. Freeman replied that yes deliveries are directed to the west side.
• Chairman Hetzke asked how the car wash and the delivery of the gasoline were going to be handled on site with regards to coordinating the traffic. Mr. Freeman replied that fuel is delivered at night so there should be little to no conflict with car wash or drive through traffic.
• Board member Tydings asked what the hours of the car wash will be. Mr. Freeman replied that it could be open 24 hours unless the town prohibits it.
• Board member McCord if the car wash was self-contained with no need for staffing. Mr. Freeman replied that it is a self-service car wash where customers would pull up and makes a payment and the doors open. Once car is inside, the doors are closed and open once wash is complete. There is no need for a staff person to be present for the car wash service.
• Board member McCord asked if a vendor has been chosen for the drive through service. Mr. Freeman replied that there were not commitments at this time. They would like to work with Dunkin Donuts or at a minimum serve coffee to customers with the drive through window.
• Chairman Hetzke asked if the hours would be different from they currently are. Mr. Freeman replied that the hours for gas and store business would remain at 5:00 AM to midnight.
• Board member McCord asked the applicant to review the parking on site. Mr. Freeman replied that basically, there are only three spaces now for parking since there is not much striping on the pavement. But with this project striping would be added for parking stalls. The number of spots has yet to be finalized.
• Board member Bastian mentioned that he had concerns with traffic flow through the site and the distance between the exit area of the drive through to the fuel pump island. Mr. Freeman replied that a bypass lane that will allow traffic to pass through the south side of the property. Striping can be installed to help direct people around the building along with some signs as well. With regards to the distance between the drive through and the fuel pump, the pickup window was purposely offset so that a two vehicles would not be parked to each other side by side at the same time between the two locations. Mr. Freeman admitted that this is not an ideal situation but with 20 feet of distance between the building and the fuel pump island, there should be enough space for safe travel movements.
• Board member McCord asked if the building could be moved up under the canopy to allow for move space for vehicular traffic on the south side. Rick Altier, owner of the property, spoke regarding the building and canopy. Moving the building forward would have interfered with canopy structure. The new building will be taller than the one it will replace so it to be located behind the canopy so as to not to interfere with the support beams of the canopy.
Chairman Hetzke asked if there would be any parking under the canopy in front of the new building. Mr. Freeman replied that that area will have a raised curbed surface that is not suitable for parking.

Chairman Hetzke asked if there would outdoor product display. Mr. Freeman replied that there will be seasonal displays. The owner has the proper approvals from the town for the current outdoor display area.

Board member Tydings asked how many zoning variances will be applied for in this application. Mr. Freeman replied that they will be requesting variances for lot coverage, side setbacks, number of parking spaces, multiple uses on a single property, and the conditional use permits for the convenience store.

Board member Tydings asked if this site would remain as a Mobil station and if there was any other stations in the surrounding area with a similar set up. Mr. Freeman replied that yes it will remain as a Mobil station through the redevelopment. Other examples of site with similar uses include stations located at the intersections of Route 31 and 250, on Holt Road in Webster.

The Board discussed this application after the public meeting:

Following a discussion at its March 12, 2015 public meeting and subsequent discussion at its work session the same evening, the Penfield Planning Board offers the following comments:

- The board is supportive of the project as it was presented in concept form. However, the board has concerns about the availability of sanitary sewer connections. Please continue to update the Engineering Department on the communication with the Department of Health. Please identify for the board whether the applicant will phase out the construction of the convenient store and the car wash if a sanitary sewer connection cannot be made to Wegmans' private sewer pipe to the south of the property. If the build out will be phased, confirm the location and capacity of the existing septic system.

- The board also expressed concerns for the internal traffic flow on the site with regard to the drive through window and its proximity to nearest fuel pump to the east, and as to how the car wash customer stacking will impact the drive through traffic. Future site plans should include vehicular pathways for the proposed drive through system and car wash with vehicle stacking and wayfinding signage on post mounted signs and pavement striping. The applicant should consider widening the distance between the drive through window exit area and the fuel pump located to the east of that position.

- A full drainage report documenting compliance with the Phase 2 Stormwater Regulations for water quality and quantity will be required for a preliminary and final application submission.

- Include a full landscape plan with planting schedule and lighting plan upon submission of a Preliminary/Final application.

- Provide details on the site plans that demonstrate buffering the adjacent properties from the functions of the car wash such as overspray, noise, and lighting.

- Submission of revised plans shall include property lines, topography and details of adjacent parcels 100 feet all the way around the site.
- Identify all variances that will be applied for to the Zoning Board of Appeals.
- Identify snow storage area(s) on the property. PRC recommended the installation of flush curbing to help with snow removal and stormwater runoff.
- Provide details for any proposed site and building signage, directional and wayfinding signs, and pavement striping for the site.
- Confirm the intended use of the outside storage area as shown on the concept site plan.
- At the time of any future submission, provide details for the board as to who the intended tenant for the new convenient store drive through service will be.
- Submission of application for Preliminary and Final approval will require four sided building elevations and renderings for the proposed site plan.

The board directed staff to issue a sketch plan review letter with the concerns noted.

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

Motion was carried.

4. Lalit and Surekha Shah, 2041 Penfield Road, Penfield, NY 14526 requests under Article IX-9-2 of the Code for preliminary and final site plan approval to construct a 528 +/- sq. ft. garage addition with associated site improvements on the 2.69 +/- acre property located at 2041 Penfield Road. The property is now or formerly owned by Lalit and Surekha Shah, and is zoned PD. Appl# 15P-0005 SBL#’s 139.08-2-1.111.

Mr. Neeraj Shah addressed the board and described the proposed project:
- Mr. Shah explained that since his parents’ property is zoned PD any approvals from the town require public hearings at the town board, planning board, and zoning board of appeals levels. Previously he met with town board to present this application.
- Mr. Shah reviewed previous approvals from the town for the 1,300 sq. ft. annex building, and the 6,000 sq. ft. office building that is still under construction and was delayed due to weather.
- Mr. Shah explained that the need for this current application for the addition of an attached garage to the main office building so that his father, who recently injured his back, could have less of a struggle to enter his business without worrying about falling again. The garage would have internal access to the office building.
- There are currently two handicapped parking spaces, but with Mr. Shah’s father’s current injuries, it only allows for one space to be left open for customers of both businesses in the building.
- Mr. Shah explained that they would like to complete the construction the attached garage as the new office building is completed this year.
- Mr. Shah will be addressing the Zoning board with area variance, requesting relief of a 50 ft. setback to 39.1 +/- feet for the end of garage addition. He is also requesting variances for modifications to the existing signage. The new sign will have similar
look to existing signs but will look better with the addition and will have directional lighting.

- Mr. Shah added that the alignment of the attached garage would match that of the new office building to the west.
- Mr. Shah noted that he had received comments from the Town’s PRC group but has not yet had a chance to apply any changes to the site plan with his engineer.

Board Comments:

- Board member Tydings asked if the garage addition would a single or double car garage. Mr. Shah replied that it would be used for a single car. The current window on the exterior wall would be replaced with a door to gain access to the office from the garage internally.
- Board member Tydings asked if all the materials will match the existing architecture. Mr. Shah replied that yes, the materials will match.
- Board member Tydings asked if proposed location of the garage was the best place for it. Mr. Shah replied that this location was chosen because the driveway leading to the western curb cut will be removed and the garage can be constructed in its place with the remaining driveway in place for access.
- Board member Tydings asked if there were any concerns from the neighbors. Mr. Shah replied that neighbors have expressed concerns about the construction equipment that is still on site. Weather conditions caused the construction of the new office building to be delayed.
- Chairman Hetzke asked if they plan to finish construction of the new office building and the proposed attached garage concurrently. Mr. Shah replied that yes, his father would like to have it all completed as soon as possible.
- Board member Tydings asked the applicant to please review the PRC comments and make the necessary comments. Mr. Shah replied that he has not had a chance to review the comments yet, but he will look them over and provided responses.

The Board discussed this application after the public meeting:

Following a discussion at its March 12, 2015 public meeting and subsequent discussion at its work session the same evening, the Penfield Planning Board offers the following comments:

- Written responses and revised site plans for any and all outstanding agency review comments including but not limited to the PRC Memo dated March 5, 2015 and this tabling resolution.
- Pending decisions from the Zoning Board of Appeals at the March 19, 2015 meeting.

The board discussed and TABLED the application pending the submission of additional information.

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

Motion was carried.

V. TABLED ITEMS:

5. 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.

The board agreed to NO ACTION TAKEN.

VI. MISCELLANEOUS:

6. Qdoba, 1867 Empire Blvd, submission of revised architectural modifications:

- Mr. Valentine spoke of the new plans that were submitted on March 6, 2015 for the Board’s review, and he informed the board that PRC is supportive of the new architecture.
- The board reviewed the revised building elevations and renderings as to how they compare to previous attempts and approved designs.
- Chairman Hetzke said he had no issues with the new plans.
- Board member McCord asked about the green band of what appeared to be brick around the bottom. Mr. Ray Trotta was in attendance for the meeting and spoke to address the comment. He discussed that the green color was indicated as the preferred choice of the board at previous meetings. The color matches the canopy and breaks up the white and grey tones of the building.
- Board member Tydings and Bastian stated that they are still in more in favor of the originally approved designs.
- Board member Denoncourt spoke and is in agreement to the newly submitted plans and feels the design and color of brick are a more modern look.
- Board member Tydings was not in favor of the updated submission.

The board APPROVED and revised architectural modifications to the previously approved building.

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

Motion was carried.
There being no further business to come before the Board, this meeting was adjourned at 9:15 PM, Thursday, March 12, 2015.

These minutes were adopted by the Planning Board on April 9, 2015.