PLANNING BOARD MEETING MINUTES

April 09, 2015
As the Planning Board met at 6:30 PM local time Thursday, April 9, 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
Bob Kanauer

ABSENT:

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

II. APPROVAL OF MINUTES:

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

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

Motion was carried.

2. The Board APPROVED the March 26, 2015 draft meeting minutes as written.

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

Motion was carried.

III. PUBLIC HEARING:

1. David Cox, Passero Associates, 242 West Main Street, Suite 100, Rochester, NY 14614/ Viola Homes, 780 Ridge Road, Webster, NY 14580 requests under Articles III-3-10, VIII-8-3 and IX-9-2 of the Code for final site plan, subdivision, and EPOD permit approval to construct 23 single family residential homes with associated site improvements on a 10.61 +/- acre property located at 1227B Five Mile Line Road, Webster, NY 14580. The property
is now or formerly owned by L Viola Enterprises L P, and is zoned R-1-20. App# 15P-0008 SBL#'s 094.01-3-23.99.

David Cox of Passero Associates addressed the board and described the proposed project:

- Mr. Cox explained that the application before the board is for final site plan, subdivision and EPOD permit approval of Phase 6 in the Silverwood Subdivision. Phase 6 is the final section of the subdivision to be constructed and it will feature 23 single family homes.
- Mr. Cox described location of the project as being between Five Mile Line Road and Hatch Road, and north of Plank Road.
- Phase 6 completes the section between the phases 2 and 5 that have been built out and still under construction, respectively.
- The area that is Phase 6 is the same as that which was previously approved by the town for preliminary overall approval at the time of phase 1 construction.
- Drainage has been designed per the conditions of previous approvals from the town and will continue to be directed to discharge in the storm water retention pond to the north.
- A woodlot EPOD is present in the phase 6 area and about one quarter of an acre will be disturbed. The developer has submitted for approvals of the necessary EPOD permits from the town.
- Test pits have been dug on the site and results show bed rock at depths ranging from 8 to 12 feet below the surface. There should be issues during the excavation process.
- Street lighting will continue throughout this section of the subdivision as it has in previous sections.
- A sidewalk waiver was submitted to the town as there are currently no sidewalks in any section of the subdivision to connect to.
- Construction times will be limited to 7:00 AM to 5:00PM.
- The applicant has met with Mark Valentine (Town Engineer) regarding the comments that were issued in the PRC Memo.

Board Comments:

- Board member Kanauer asked if any walk-out basements are proposed. Mr. Cox replied that no walk-outs are proposed.
- Board member Kanauer asked if the applicant addressed the comment in the PRC Memo regarding the requirement for a 2% slope in the drainage swales. Mr. Cox replied that the grading plan will be revised to adjust the slope of the swales to meet the town specifications.
- Chairman Hetzke reminded the applicant to provide town staff with responses to the PRC Memo.
- Board member Tydings asked if the homes in Phase 6 will be similar in construction to those in the rest of the subdivision. Mr. Cox replied that yes the construction of the homes will be similar to the previously constructed homes in subdivision.
- Board member McCord asked if there conservation board had issued a report regarding this application. Mr. Nersinger replied that the conservation board did not
review this application since the entire subdivision had already received preliminary overall approvals for all phases of development.

Public Comments:
• Mr. Mark Barna, 38 Pewter Rock, asked if the development would feature any patio homes. Mr. Cox replied that no patio homes will be offered for construction.

The Board discussed this application after the public meeting:
• Mr. Valentine reviewed the application with the board. He informed the board that the developer, Mr. Viola, reviewed his records before the meeting informed Mr. Valentine that a sidewalk waiver was previously granted by the Town Board for both Phase 5 and 6 of the subdivision, so the request that was submitted with application will be withdrawn.
• Mr. Valentine reviewed the sanitary and storm sewer easements that will be required for this phase of the subdivision. He also reviewed the woodlot EPOD area on the submitted plans that will be revised to the limit of the tree clearing limit per the conversation he had in meeting with the applicant and the developer to review the PRC Memo that was issued.
• Mr. Valentine reviewed for the board that the applicant will comply with the Town’s Street Tree Policy and that each property would receive two trees each.
• Board member Kanauer asked if the lighting district for this subdivision had to be extended for this phase. Mr. Valentine replied that he would confirm this with town staff following the meeting.

The board APPROVED the Short EAF Part II.

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

Motion was carried.

The board APPROVED the draft approval resolution with conditions.

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

Motion was carried.

IV. TABLED ITEMS:

2. 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. Nersinger informed the board that the applicant received approvals from the Zoning Board of Appeals at the March 19, 2015 meeting for less setbacks to the proposed garage addition and the signage modifications.
- The applicant has yet to provide responses to comments and revised site plans.

The board voted and the application was CONTINUE TABLED.

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

Motion was carried.

3. 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.

V. MISCELLANEOUS:

4. Applicant for St. Joseph’s Church located at 35 & 39 Gebhardt Road has requested the Board’s opinion to proceed with an application for preliminary and final approvals at the May 14, 2015 public hearing meeting.

- Staff reviewed the materials that were submitted in the application documents.
- The applicant has provided the necessary materials for preliminary and final approvals.
- The proposal includes an infill development building addition in the areas of the property that are currently patio or covered entrance ways. Therefore, no addition impervious surfaces would be create nor would the project require any approvals from the Zoning Board of Appeals.
- The board agreed that given the scope of the proposed development the application would be reviewed for preliminary and final approvals.

There being no further business to come before the Board, this meeting was adjourned at 7:25 P.M. Thursday, April 9, 2015.

These minutes were adopted by the Planning Board on May 14, 2015.