PLANNING BOARD
MEETING MINUTES

MAY 14, 2015
Penfield Planning Board
May 14, 2015

As the Planning Board met at 6:30 PM local time Thursday, May 14, 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
Bob Kanauer
Doug McCord
Roseann Denoncourt
Terry Tydings

ABSENT:

ALSO PRESENT: Mark Valentine, Planning Department Head
Douglas Sangster, Planning Technician
Mr. Pete Weishaar, Planning Board Attorney
Katherine Kolich-Munson, Secretary

II. APPROVAL OF MINUTES:

1. The Board APPROVED the April 9, 2015 meeting

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

Motion was carried.

III. PUBLIC HEARING

1. James Bammel, Bammel Architects, 6459 West Quaker Street, Orchard Park, NY 14127/Heathwood Assisted Living Facility, requests an informal discussion with the board regarding plans for a two-story 44 unit building addition of 28,175 +/- sq. ft. and re-subdivision of property with associated site improvements on 12.10 +/- acres located at 100 Elderwood Court and 2030 Fairport Nine Mile Point Road. The properties are now or formerly owned by Limestone Development Co LLC and Elderwood Rochester ALF Property Company LLC and are zoned MR. Appl# 15P-0009 SBL#’s 125.03-2-55 and 140.01-1-1.3.
James Bammel addressed the board and described the proposed project:

- Mr. Bammel explained the project will consist of a 44 unit two story building addition to the north side of the existing building. The 80 ft. setback will be maintained.
- The site plans have been designed to minimize the need for variances from the Zoning Board of Appeals. However, the project will require one setback variance.
- The applicant made application to the Planning Board last year to resubdivide lands for HUD purposes. That plan was approved but never filed. The current sketch plans shows different lot lines to resubdivide to property. The lot configuration helps to get away from the variances and to allow for future water service to the property.
- The building addition is funded by HUD and the intention is that it may be independent housing, but ultimately is driven by the needs of the tenants.
- Memory care will be on the first floor and standard assisted living will be on the second floor.
- The building addition will have the same look and materials as current building. The project will maintain the fire lane and add a few parking spaces to meet the needs of visitors/guests.

Board Comments:
- Chairman Hetzke asked if there are two parcels at this time and where the existing lines are. Mr. Bammel confirmed that there are currently two separate properties that will resubdivided to modify the lot lines.
- Chairman Hetzke asked if all the architectural will match the existing. Mr. Bammel replied that all the materials will match the existing building and will repeat the same concept as the original all the way around the building.
- Chairman Hetzke asked if there will be additional traffic and how many additional employees would you have. Mr. Bammel replied that traffic to and from the property will not be impacted. Most residents use public transport and the ones that have personal cars rarely use them. Traffic is mainly generated by visitors and employees. There are 12 employees on each shift and there are three different shifts.
- Board member Tydings asked how many variances will be needed. Mr. Bammel replied that one variance for the 80 foot setback will be requested.
- Board member Tydings asked how many rooms between the two floors and are they single occupancy. Mr. Bammel replied that there will be 44 beds, and a couple of them will be double occupancy.
- Chairman Hetzke asked what the proposed time frame is. Mr. Bammel stated that the owners would like to begin site work in October of this year. HUD’s programs require 30 and 60 day notices for the bidding requirements that are needed.
- Board member Bastian asked if the memory care is a daycare type or a drop off. Mr. Bammel replied that this would not be a day care facility. Patients are tenants of the facility and would be living there.
- Board member Denoncourt asked if there was a need to make any additions to the kitchen facilities, HVAC or utility systems. Mr. Bammel replied that the support services are all being handled with the current equipment. The water, gas, and electric will work of the existing services.
• Board member Kanauer asked if any additional plantings or buffering will be added near the adjacent parcel to the north. Mr. Bammel replied that some low growth plantings would be used against the fence line.

• Board member Kanauer asked about the proposed lighting and what is proposed for safety. Mr. Bammel replied that the only lighting that would be proposed for the building addition is for that of safety.

• Board member McCord asked about the narrow connection between the two buildings, and if building addition could be moved down closer to the existing building. Mr. Bammel replied that the connection allows for a separate footprint with minimal connection and minimal impact to the existing building. Elevator access is also located nearby for convenience. The connection also provides access to the outdoor courtyard, which is required for anyone who receives memory care. Entrances will be controlled by employees in this area.

• Board member McCord asked if the rear driveway featured a loading facility on the north side. Mr. Bammel replied that there will be no loading facility, but improvements will be made to the dumpster enclosure.

• Board member Kanauer asked if the walkway connection is single story or two story. Mr. Bammel replied that it is single story.

Public Comments:
• No members of the public spoke for this application.

The Board discussed this application after the public meeting:
• 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 addition as 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. Land banked parking shall be shown on the site plan and in the site data tables.

• An updated 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 a lighting and photometric plan with cut sheets upon submission of a Preliminary/Final application.

• Include a full landscape plan with planting schedule upon submission of a Preliminary/Final application. A tree inventory shall be included on the site plans. Those proposed to be removed shall also be indicated.

• Submission of revised plans shall include properly labeled property lines for resubdivision and the merger of parcel known as 2030 Fairport Nine Mile Point Road, previously approved but never filed in the year 2013. Site details including, but not limited to, topography must be included within a 100 foot buffer area around the entire site.

• Submission of revised plans shall include properly labeled easement boundaries, both those to be proposed and those to be abandoned.
The board directed staff to prepare the sketch plan review letter.

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

Motion was carried.

2. Gerard DeRomanis, LaBella Associates, 300 State Street, Suite 201, Rochester, NY 14614/ St. Joseph's Catholic Church, requests under Articles IX-9-2 and X-10-4 of the Code for preliminary and final site plan and conditional use permit approval to construct a new 3,138 +/- sq. ft. entrance addition with associated site improvements on 9.80 +/- acres located at 35 & 39 Gebhardt Road, Penfield, NY 14526. The property is now or formerly owned by St. Joseph's Catholic Church & School, and is zoned R-1-15. Appl# 15P-0010 SBL# 124.18-1-83.1.
Michael Hall, LaBella Associates, addressed the board and described the proposed project:

- The project consists of a 3,000 square foot addition to be used as a new entrance to the building providing an enclosed connection between the school and the church sanctuary.
- The addition can improve circulation between the school and church, and also increase protection and security to the school.
- The use of the facility will remain the same, but the addition will relieve some congestion by combining the two entry ways as well as provide proper handicap accessibility as well.
- The exterior façade of the new addition will use the brick veneer exterior walls, aluminum windows and a modern entry with a canopy under a peaked asphalt shingle roof. Construction materials will match the existing features of the facility.
- An access lift for handicapped guests will be installed to comply with ADA requirements.
- Two sconce light fixtures will be installed under the canopy on the exterior side of the addition.

Board Comments:

- Chairman Hetzke asked if the new light fixtures would be visible from under the canopy. Mr. Hall replied that the fixtures will be tucked under the canopy and would not be visible.
- Board member McCord asked for the internal layout of the addition to be described in more detail. Mr. Hall replied that some of the new internal areas will be used for storage. The courtyard will be removed where the addition will be constructed.
- Chairman Hetzke asked if additional HVAC units will be needed. Mr. Hall replied that two additional rooftop units will be installed. He added that there will be no changes to the parking areas or parking spaces and that the occupancy of the school or church will remain the same.
- Board member Tydings asked if the school has a gym in the facility currently. Mr. Hall replied that yes the school has an indoor gym and he reviewed the location of the gym per the floor plans of the facility.
- Board member McCord asked if the handicapped ramp is being removed. Mr. Hall replied that the existing ramp will be removed and replaced with an elevator lift ner the new entrance.
- Board member McCord asked if the handicapped ramp and lift will be enough to accommodate the people whom attend. Mr. Hall replied that the lift travels at 17 feet per minute and the distance needed for this application is approximately 3 foot 10 inches. There are steps located near the lift for those who do not need lift access.
- Board member McCord ask if there will be a large loss of trees and vegetation. Mr. Hall replied that the deciduous trees planted in the courtyard will be relocated to the front or side of the facility.

Public Comments:

- No members of the public spoke for this application.

The Board discussed this application after the public meeting:
Chairman Hetzke asked the board if there were any concerns or issues. The board members had no issues with the proposed site work. Mr. Valentine reviewed the parking for the facility, the handicapped lift and proposed replacement of a portion of the existing sidewalk for a better transition. Mr. Valentines expressed that staff was supportive of replanting the existing tree that was mentioned in the public hearing.

The board APPROVED the Part II EAF.

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

Motion was carried.

The board APPROVED the draft resolution with conditions.

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

Motion was carried.

IV. TABLED ITEMS:

3. 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# 139.08-2-1.111.

The Board continued its discussion on this application:
• Mr. Valentine reviewed the revised site plan and responses to PRC Memo that were submitted by the applicant. In the responses to the PRC Memo, the applicant expressed their desire to not install the bollards near the entrance door because they would like to keep it more of a residential appearance. In their responses the applicant noted that the driveway path on the property has been situated near the entrance doors for many years and there have been no issues thus far. Landscaping was added to the site plan in front of the proposed attached garage and around the perimeter of the turnaround as well. A motion sensor light fixture will be relocated from the primary structure to the garage for security purposes only.
• The applicant has met with the Town Board to review the PD District requirements and the Zoning Board of Appeals. The Zoning Board of Appeals approved the setbacks that were requested on March 21, 2015.
The board all agreed that the site plan did not warrant bollards for the front entrance given the history of the property.

Mr. Valentine reviewed with the board that the building materials for the proposed garage would match current materials of the existing structure.

The board agreed and APPROVED the Part II EAF.

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

Motion was carried.

The board agreed and APPROVED the Draft Approval.

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

Motion was carried.

4. 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.

- Mr. Valentine briefly reviewed with the board that percolation tests had been performed on the property under the supervision of the Monroe County Health Department. On May 11, Mr. Romeo called the Planning Department to inform staff that and the tests revealed that a larger raised fill system would be needed for the property and as a result the shed that was shown on the original site plan will be removed to make space for relocating the residential home structure.
- Mr. Romeo is working on revising the plans and the board may receive something by the next meeting date.

The board took NO ACTION.

V. MISCELLANEOUS:

5. 1867 Empire Boulevard, Qdoba – On February 12, 2015 the board granted a 90 day extension to the approval resolution and site plans that expired on May 13, 2015. The applicant has submitted a letter to request a second 90 day extension for the Board’s review and consideration. A copy of the letter has been provided for the Board’s review.
The board APPROVED the second 90 Day Extension.

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

Motion was carried.

6. 2157 Fairport Nine Mile Point Road, Taco Bell – On August 21, 2013 the Board approved the request to update the architecture of the building to meet the new corporate standards. The owners have approached the town requesting to add a canopy over a portion of the drive thru lane near the order menu. Plans and detail sheets have been included in the miscellaneous folder in the Drop Portfolio.

- The board requested to see more detail about what the canopy will look like once installed.
- The board would like to see a rendering of the canopy to review the proposed height for clearance and to review the color scheme.
- The board discussed and agreed to take NO ACTION until a receipt of additional materials has been submitted.

7. 2100 Penfield Road, You Jia Dental – The applicant has requested a 90 day extension of the approval resolution and site plans that is set to expire this month [May, 2015] since they are not able to begin the approved site work to construct a dental office. The applicant has submitted a letter to request a 90 day extension for the Board’s review and consideration. A copy of the letter has been provided for the Board’s review.

- The board APPROVED the 90 Day Extension.

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

Motion was carried.

8. Upcoming Planning Board applications:
- Mr. Valentine reviewed item for June agenda, Fox Hill Section 6B.

9. The 2015 Planning Board picnic will be hosted by Roseanne Denoncourt at her home on Thursday July 30th.
Penfield Planning Board
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There being no further business to come before the Board, this meeting was adjourned at 8:00 PM, Thursday, May 14, 2015.

These minutes were adopted by the Planning Board on June 11, 2015.