PLANNING BOARD
MEETING MINUTES

June 11, 2015
As the Planning Board met at 6:30 PM local time Thursday, June 11, 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  
Bob Kanauer  
Doug McCord  
Roseann Denoncourt  
Terry Tydings

ABSENT: Bill Bastian

ALSO PRESENT: Mark Valentine, Town Engineer  
Zachary Nersinger, Town Planner  
Douglas Sangster, Planning Technician  
Mr. Pete Weishaar, Planning Board Attorney  
Katherine Kolich-Munson, Secretary

II. APPROVAL OF MINUTES:

Meeting minutes for May 14, 2015 were APPROVED.

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

Motion was carried.

III. PUBLIC HEARING:

1. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450' Fedyk Builders, requests under Articles III-3-10, VIII-8-2 and IX-9-2 of the Code for final site plan, subdivision, and EPOD permit approval to construct 18 single family residential homes, as part of the Fox Hill subdivision, Section 6B, with associated site improvements on 11.53 +/- acres located at 139 Lynx Court, Penfield, NY 14526. The property is now or formerly owned by Fedyk Builders Inc., and is zoned R-1-20. Appl# 15P-0010 SBL# 140.01-1-71.51.

Mr. Peter G. Vars. of BME Associates addressed the board and described the proposed project:
• Requests final site plan approval for Fox Hill, Section 6B. It is a proposed 18 lot single family residential subdivision of 11.53 +/- acres.
• The property is located east of Watson Road and bordered to the west by the existing sections of the Fox Hill subdivision, to the south by the Fairview Crossing subdivision, and to the north and the east by the Ashlyn Rise subdivision.
• The property was rezoned to R-1-20 and part as zoning with incentives approval by the Town Board in 2003.
• Section 6B consist of the final 18 lots in the overall subdivision and the proposed layout is consistent with preliminary and final overall subdivision approval that was granted by the board on October 9, 2003.
• Section 6 was originally approved for 25 lots, and the first seven were built as part of Section 6A in 2004-’05.
• The Town Board modified the previous zoning with incentives to allow for one additional lot (lot #26) in Section 6 in February of 2015, which includes 18 lots as proposed in this application for Section 6B for total of 26 lots for Section 6.
• Minimum lot standards was established by the Town Board through that process. It set the minimum lot area of 17,130 square feet, with a minimum front set back of 30 feet, 10 foot side setbacks and 30 foot rear setbacks.
• Modifications to the original approvals for Section 6 were proposed in response the development of the Ashlyn Rise subdivision that received approvals from the Town Board for 90 foot lot widths. Therefore, it is proposed that lots 15-22, and 26 in Section 6B have a lot width of 95 feet rather than the original width of 115 feet that was set in 2003.
• The development of Section 6B will complete the connection between Fox Hill, Fairview Crossing, and Ashlyn Rise.
• The street layout as it is proposed matches the previous preliminary overall approvals in 2003. Lynx Court will be extended to the north to connect to the Ashlyn Rise subdivision, and is proposed to include a dedicated street with a new cul-de-sac.
• All lots will be serviced by public water and sewers through the extension of existing facilities.
• Stormwater runoff will be handled through a stormwater management plan. Currently the drainage pattern is from west to east is currently running east to west and runoff will be collected and conveyed to existing detention ponds to the south that were constructed as part of the Fairview Crossing subdivision and of Fox Hill sections 5 and 6.
• The sidewalks will be provided along Links Court.
• The proposed 18 lots do not alter the finding that were in the original negative declaration for Section 6 that was approved in 2003.
• Applicant has received PRC comments and will provided written responses and revised plans to staff.

Board Comments:
• Chairman Hetzke asked the applicant to review the grading plan with regards to the west side of the cul-de-sac and how it will appear in topographically as the land moves north to Ashlyn Rise. Mr. Vars replied that they will grade the lots in way in that provided a 50 foot house pad with enough flat livable recreational space to
accommodate potential home additions and expansions. Therefore, the grading from the house pad would then extend another 30 to 50 feet before tie back into the grades of the existing slopes to the rear of the lots. The slopes that are proposed are cuts slopes, which can be stabilized with vegetation or can be terraced by home owners if desired. Storm inlets will also be installed to mitigate stormwater impacts.

- Chairman Hetzke asked about the seemingly “un-natural slope” behind the lots on Fox Hill that back to the proposed lots in the cul-de-sac. Mr. Vars replied that the history of the natural high point from that section of development can be confirmed following the meeting. However, the grades in Section 6B are dictated by the elevation of the northern stub road that will lead into this section from the Ashlyn Rise subdivision. The grade of the cul-de-sac road, and in turn the building lots, have a fixed elevation to meet the Town’s Design Criteria and specifications. In order to meet the necessary grades in all areas of Section 6B, the grading of the development will have cut into the existing slopes to the west.

- Chairman Hetzke asked if the Lynx Court name will continue on the section of Road that connects to Ashlyn Rise. Mr. Vars confirmed that the road name will remain as Lynx Court.

- Board member McCord asked how steep the slopes will be in the on those lots in the cul-de-sac. Mr. Vars replied that the proposed grades range from 2 on 1 and 3 on 1. These area would be seeded with the standard slope stabilization mix recommended by Monroe County Stormwater Coalition to establish the vegetation.

- Board member McCord asked if there would be erosion control. Mr. Vars replied that matting would be used for erosion control is necessary.

- Board member McCord asked how the steepest sloped areas would be maintained. Mr. Vars replied that it would be at the home owner’s discretion. The 3 on 1 slopes can be services by a lawn mower.

- Chairman Hetzke asked where the highest elevation in these sloped areas is. Mr. Vars replied that the highest slopes is along the common property line between the lots.

- Chairman Hetzke asked for confirmation of the drainage pattern. Mr. Vars replied the drainage will follow at north-west to south-east pattern. The proposed drainage plan will improve the existing condition in Fox Hill Section 6A. No additional drainage will be sent westward.

Public Comments:
No comments were submitted by the public.

The Board discussed this application after the public meeting:

- Mr. Valentine reviewed the elevation and existing conditions of the property, including the established tree line between this property and Ashlyn Rise.

- Mr. Valentine suggested that a swale along the backside of proposed the eastern lots be added to the grading plans.

- Mr. Valentine reviewed the zoning with incentives approvals by the Town Board that were granted for Fox Hill Section 6 in 2003.

The board TABLED this application pending the submission of the following:
1. Written responses and revised site plans for any and all outstanding agency review comments including but not limited to the PRC Memo dated May 28, 2015 and this tabling resolution.

2. Staff is directed by the board to prepare a draft approval resolution and Part II Short EAF for the June 25, 2015 work session meeting.

AND BE IT FURTHER RESOLVED that the Board is unable to make a determination of environmental significance until it has completed its review.

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

III. TABLED ITEMS:

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 took NO ACTION.

IV. MISCELLANEOUS:

4. 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.
   • A colored rendering of the canopy was provided for review that included lighting cut sheets and.
   • Chairman Hetzke and Mr. Valentine reviewed the proposed lighting on the canopy structure. It was determined that there should not be any significant glare of light shining from the bottom surface of the canopy in the direction of vehicle traffic on Fairport Nine Mile Point Road.
   • Mr. Valentine noted that the signs shown on the renderings will need to be reviewed by staff to determine if an application for signage should be made to the Zoning Board of Appeals.
   • Board member Kanauer asked that town staff follow up with the applicant regarding the snow load of the canopy.

The board APPROVED the proposed drive thru canopy.

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

Motion was carried.

5. 1700 Penfield Road, Penfield Place Nursing Home:
   • Mr. Valentine reviewed the application previously approved by the board. The applicant’s submission for pre-mylar review created concerns among staff regarding the proposed generator and sound enclosure. The applicant continues to propose a standard enclosure according to the sound data detail sheet.
   • The board directed the Town Engineer to contact the applicant and review the sound data of a higher grade enclosure, such as those indicated on the generator cut sheets as Type 1 and Type 2 enclosures, which should allow for a more acceptable and quieter sound output from the diesel generator unit.

There being no further business to come before the Board, this meeting was adjourned at 7:30 PM, Thursday, June 11, 2015.

These minutes were adopted by the Planning Board on June 25, 2015.