PLANNING BOARD
MEETING MINUTES

June 25, 2015
As the Planning Board met at 6:30 PM local time Thursday, June 25, 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
Roseann Denoncourt
Terry Tydings

ABSENT: Doug McCord

ALSO PRESENT: Mark Valentine, Town Engineer
Michael O’Connor, Assistant Engineer
Zach Nersinger, Town Planner
Douglas Sangster, Planning Technician
Pete Weishaar, Planning Board Attorney
Katherine Kolich-Munson, Secretary

II. APPROVAL OF MINUTES:

Meeting minutes for June 11, 2015 were APPROVED.

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

Motion was carried.

III. TABLED ITEMS:

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 EPD 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. Nersinger reviewed the items in the Board’s tabling resolution following the June 11, 2015 public hearing for this application. As requested, the applicant has provided revised plans and responses to the PRC Memo that was issued by town staff.
- Mr. Nersinger added that a draft approval resolution and Part II EAF were provided for the Board’s review and consideration per the June 11th tabling resolution.
- Mr. Valentine stated that one of the concerns discussed at the public hearing on June 11th was with regards to the existing and proposed drainage plans. He added that the
Engineering Department staff would continue to review the technical details of the revised plans and address any issues with the applicant.

- The board discussed the application and no remaining concerns.

The board APPROVED Part II EAF.

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<tr>
<th>Vote: Moved by:</th>
<th>Tydings</th>
<th>Seconded by:</th>
<th>Denoncourt</th>
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<tbody>
<tr>
<td>Chairperson: Hetzke - Aye</td>
<td>Bastian - Abstain</td>
<td>Denoncourt-Aye</td>
<td>Kanauer- Aye</td>
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<td>McCord - Absent</td>
<td>Tydings - Aye</td>
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Motion was carried.

The board APPROVED draft approval resolution.

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<td>McCord - Absent</td>
<td>Tydings - Aye</td>
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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.

The board took NO ACTION.

III. MISCELLANEOUS:

1. Regarding the application of Robert Wolfe of Wolfe Architecture, 3 North Main, Honeoye Falls, NY 14472/ Dr. Benjamin Peters, O.D. and Dr. Justin Verrone, O.D., requests under Article IX-9-2 of the code for Preliminary and Final Site Plan approval for the construction of a 5,776 +/- square foot optometry medical office located at 2142 Penfield Road on 0.46 +/- acres. The property is now or formerly owned by Lillian Detweiler and is zoned BN-R. Appl# 14P-0017 SBL# 139.08-1-73.

- Mr. Nersinger discussed with board that the applicant has submitted a letter to the board to request a 90 day extension to the approval resolution that was granted on June 24, 2014. It was explained the applicant has not started construction as they had planned begin site work in early 2016 and that plan has remained constant. The board discussed the request and had no concerns.
The board APPROVED the 90 Day Extension.

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

Motion was carried.

2. 1835 Fairport Nine Mile Point Road, Eastside Y – Staff Update:
   • Mr. Sangster provided a brief update regarding the status of the expansion project that is
currently under construction. The Building Department has received an application from
the Eastside Y for final certificate of occupancy (C of O). Per the conditions of the Board’s
approval resolution, a C of O cannot be issued without an acceptable form of proof that
the proposed primary care medical office to be operated by the University of Rochester
has the necessary hospital certifications approved by the NY Department of Health. A
letter, dated November 3 2014, from the University of Rochester Medical Center was
provided to the Building Department for the Town’s review.
   • Mr. Weishaar made reference to the “CON approval letter” mentioned in the November
3, 2014 letter and he would like to have a copy of that document delivered to his office for
review. Staff would coordinate this request. The board agreed with Counsel’s request.
   • Mr. Valentine updated the board on the status of the traffic signal that is scheduled to be
installed this fall on at the entrance to the Eastside Y from Fairport Nine Mile Point Road.
Funding for the installation of the traffic signal has been secured. The NYS DOT is
awaiting the final review from the State Attorney General’s Office regarding the taking of
lands from property owners on both sides of the road, which was necessary in order have
the required space to install the utilities for the traffic signal. Once that has concluded
construction can begin to install the traffic signal. This should not impact the Eastside Y
in their request for a C of O.
   • Mr. Tydings asked if this was the original plan for the traffic signal and what happens if
the taking does not get approved? Mr. Valentine indicated that the NYS DOT was
supportive of the project as it meets the warrants for traffic improvements. It is likely that
the Attorney General’s Office will approve the taking process for the necessary lands
along the road.

3. Mr. Nersinger spoke of the three new applications received for the Planning Board’s meeting
on July 9, 2015.
   • 1394/1450 Marchner Road subdivision application
   • 1450 Marchner Road site plan for a single family home
   • 1677 Penfield Road & 10 Plaza Circle, Penfield Storage, sketch plan

There being no further business to come before the Board, this meeting was adjourned at 6:50 PM,
Thursday, June 25, 2015.

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