PLANNING BOARD MEETING MINUTES

October 22, 2015
The Planning Board held a public meeting at 6:30 PM local time Thursday, October 22, 2015 in the Town Hall Auditorium 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
Bob Kanauer
Terry Tydings

ABSENT: Doug McCord

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

II. APPROVAL OF MINUTES:

The board APPROVED the draft meeting minutes for October 8, 2015.

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

Motion was carried.

Meeting minutes from September 10th and September 24th were not yet available for the Board’s review.

III. TABLED ITEMS:

1. 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 associated site improvements on 0.46+/- acres located at 2775 Penfield Road. The property is now or formerly owned by Jasmin Heganovic, and is zoned RA-2. Appl# 15P-0021 SBL# 141.01-1-15.

   - Staff informed the board that the applicant has withdrawn their application all future agendas. On October 15, 2015 the Zoning Board of Appeals denied the request for an area variance for less setbacks.

The board concluded its review of the applicant and NO ACTION was taken.
2. James Bammel, Bammel Architects, 6459 West Quaker Street, Orchard Park, NY 14127/Heathwood Assisted Living Facility, requests under Articles III-3-10, VIII-8-3 and IX-9-3 of the code for Preliminary and Final Site Plan, Subdivision and EPOD permit approval to construct a two-story 44 unit building addition of 28,175 +/- sq. ft. and resubdivision of properties with associated site improvements on 12.10 +/- acres located at 100 Elderwood Court and 2030 Fairport Nine Mile Point Road, Penfield, NY 14526. The properties are now or formerly owned by Limestone Development Co. LLC and Elderwood Rochester ALF, and are zoned MR. Appl# 15P-0019 SBL#’s 125.03-2-55 and 140.01-1-1.3.

- The board continued its review of the proposed site plans.
- Staff informed the board that on October 15th the applicant met with the ZBA to review the proposed conservation easement area. The discussion that took place with the ZBA resulted in their satisfaction with the intent of the easement and that they agreed to let the Planning Board finalize the conditions of the easement.
- Staff reviewed the revised site plans with the board.
- Several landscape plan revisions (latest dated 10/15/15) were submitted in advance of the meeting per the comments that were issued in memos from the Town’s Landscape Consultant dated 10/14/15 and 10/16/15.
- The applicant is currently working to revise the overall plan to enhance the northern 60 foot buffer area that was previously cleared and is now required to be revegetated through this site plan review.
- The Board was accepting of the revisions and that the final details of the landscape plan could be handled by the Board’s Landscape Consultant. The final plans will require the signature of the Landscape Consultant.
- Optional layouts for the lighting plan showing light poles at 20 feet or 18 feet were submitted for the Board’s input. Cut sheets were also provided by the applicant.
- The Board was in favor of the 18 foot poles with house side shields installed on the fixture to prevent any unwanted glare directed towards the adjacent residential properties. The applicant, Mr. Bammel, spoke and explained to the board that the additional landscaping that was added to the plans should block most of the light from the new poles.
- The will require a condition in the approval resolution for the installation of the house side shield on the 18 foot light poles.
- Mr. Valentine reviewed the drainage ditch to the east of the site during a site visit that took place prior to the Board’s meeting and determined that the applicant should not be responsible for cleaning and maintaining the drainage way as it is not located on their property.
- The board concluded its discussion and site plan review for the proposed development.

The board voted and APPROVED the Short EAF Part 2.

Vote: Moved by: Tydings Seconded by: Kanauer
McCord - Absent Tydings - Aye
Motion was carried.
3. Marathon Engineering, 39 Cascade Drive, Rochester, New York 14614/ Mike D’Amico, Combat Construction requests under Articles VIII-8-3 and IX-9-3 of the code for Preliminary Overall Subdivision and Final Site Plan approval for Section 1 under Town Law 278 to construct an 86 lot single family residential cluster subdivision with associated site improvements on 42.95 +/- acres located at 2826 Atlantic Avenue, Penfield, NY 14526. The property is now or formerly owned by Dolomite Products Co. Inc., and is zoned R-1-15. Appl# 15P-0018 SBL# 124.01-2-1.1.

- The board continued its review of the proposed site plans.
- Staff informed the board that a revised conventional plan had been submitted for its review and consideration.
- The board is in receipt of an email request from the applicant to have the application tabled for 2 to 3 weeks until such time the site plans can be revised to meet the requirements of the MC DOT. The Board awaits the submittal of any revised site plans.
- The board has reviewed the revised conventional plan, dated October 15, 2015, and is accepting of the modifications that now show only one access onto Five Mile Line Road, and a private drive that can be access from within the subdivision. These changes show compliance with the comments of the Monroe County Department of Transportation and the Fire Marshal. The applicant shall provide data to show that Lot 85 on the revised conventional plan is a buildable lot for a single family residential home.
- The board has reviewed the sketch layout of the proposed divided entrance way with access to Five Mile Line Road, dated 10/08/2015, and is accepting of the designs. The board reserves the right to continue its review of the proposed designs when the revised set of engineered site plans are resubmitted.
- The board is in receipt of an email update from the applicant dated Wednesday, October 7, 2015 to inform town staff and the board that traffic engineers were scheduled to visit the site that day to complete additional existing traffic counts, queuing and observation as requested. The results of the continued traffic study and analysis will be provided for the Board’s review and consideration. The board awaits to receive the updated traffic queuing study of Five Mile Line Road that were resampled on October 7, 2015.
- The applicant notified town staff that on October 9, 2015 the stakes have been installed on the site. The board was informed by staff that the applicant has placed wooden stakes along the northern property line and along the limits of the proposed conservation easement area. This will help the neighbors on Lone Oak identify the limits of their property that backs to this project site.
- Submission of written responses and revised site plans per the comments of reviewing agencies, including but not limited to the following items:
  - Monroe County DRC Comments dated September 3, 2015
  - Penfield PRC Memo dated September 4, 2015
  - Planning Board tabling resolutions

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

The board voted and CONTINUED TABLED the application.

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

Motion was carried.

III. MISCELLANEOUS:

1. The Planning Board’s 2016 meeting schedule was approved with modifications noted for date changes based on board member availability. The schedule will be posted on the Town’s website near the end of the 2015 calendar year. This schedule is subject to change at the discretion of the board.

The board voted and APPROVED the 2016 Planning Board Meeting Schedule.

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

Motion was carried.

2. Staff informed the board of the applications that will be heard at the November 12th public hearing. This includes:
   - 2128/2132 Penfield Rd – preliminary and final application for an urgent care medical office building.
   - 2735/2745 Penfield Rd – sketch plan application for a 10 lot subdivision on a private drive.

There being no further business to come before the Board, this meeting was adjourned at 7:10 PM on Thursday, October 22, 2015.

These minutes were adopted by the Planning Board on November 12, 2015.