PLANNING BOARD
MEETING MINUTES

December 10, 2015
The Planning Board held a public meeting at 7:00 PM local time Thursday, December 10, 2015 in the Town Hall Auditorium. The board met in work session at 6:50 PM 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  
Doug McCord  
Terry Tydings  
Roseann Denoncourt  
Bob Kanauer

ALSO PRESENT: Mark Valentine, Town Engineer  
Zach Nersinger, Town Planner  
Douglas Sangster, Planning/Environmental Technician  
Pete Weishaar, Planning Board Attorney  
Alison Sublett, Planning Board Secretary

II. APPROVAL OF MINUTES:

No minutes to approve.

III. TABLED APPLICATIONS:

1. 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.

Staff informed the board there are no updates to this project at this time.

The board voted and CONTINUED TABLED the application.

Vote: Moved by: McCord Seconded by: Bastian

McCord - Aye Tydings - Aye

Motion was carried.
2. Costich Engineering, D.P.C., 217 Lake Avenue, Rochester, NY 14608/ Hanlon Architects request under Articles VIII-8-2 and IX-9-2 of the code for Preliminary and Final site plan and subdivision approval to construct a 4,200 +/- square foot medical office building with associated site improvements on a total of 0.83 +/- acres located at 2128 Penfield Road and 2132 Penfield Road, Town of Penfield, NY 14526. The properties are now or formerly owned by Otis and Geneva Killing, and Ralph Sollie Jr., and are zoned BN-R. Appl# 15P-0025 SBL#’s 139.08-1-69 and 139.08-1-70.

The board continued discussions regarding this application.

- Staff updated the board regarding the Zoning Board public hearing application #15Z-0051 held on November 19, 2015. The Zoning board approved the requested setback variances and three of the four building mounted signs the applicant requested.
- Mr. Valentine discussed possible future development site plans for directional signage and related concerns.
- Mr. Nersinger outlined updated site plans with proposed landscaping. The applicant has added several arborvitaes along the property line in lieu of a fence to provide a buffer to the neighboring property to the east.
- Chairmen Hetzke and Board Member Kanauer expressed concerns regarding removal of all trees along Penfield Road property line. Other board members felt that the visibility of the proposed building would be impacted by the existing tree line.
- Alex Amering, with Costich Engineering, was in attendance for the meeting and explained to the Board that they have had discussions with the NYS DOT regarding the tree line. According to Mr. Amering, the DOT was in favor of removing the trees that are within the right of way and have the potential to impact the hanging power and communication wires.
- Mr. Valentine, in response to the Board’s deliberations, proposed that he would visit the site with the applicant to identify species of trees and investigate possibility of salvaging some viable mature trees along the frontage of Penfield Road. The board supported this proposal and agreed to make it a condition of approval.
- The Board had no further concerns regarding the proposed development and concluded the review of the application.

The board voted and APPROVED the Part 2 EAF.

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

Motion was carried.

The board voted and APPROVED the draft approval resolution.
MISCELLANEOUS:

1. Vision Buick GMC, located at 800 Panorama Trail, has submitted an application to the Building Department for a new building façade and signage as seen on elevation drawings and rendering sheet.

Following a brief discussion of the proposed renovations the board members expressed that they had no concerns with the updates to the building as shown on the submitted drawings.

The board voted and APPROVED the proposed renovations.

The staff updated the board regarding upcoming applications for the January 14, 2016 meeting. Staff updated the board on continuing development of previously approved applications and projects.

There being no further business to come before the Board, this meeting was adjourned at 7:05 PM, Thursday, December 10, 2015.

These minutes were adopted by the Planning Board on January 14, 2016.