PLANNING BOARD
MEETING MINUTES

MARCH 22, 2016
The Planning Board held a meeting at 6:30 PM local time Tuesday, March 22, 2016 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  
Jim Burton  
Bob Kanauer

ALSO PRESENT:  
Zach Nersinger, Town Planner  
Michael O’Connor, Assistant Engineer  
Douglas Sangster, Planning/Environmental Technician  
Alison Sublett, Board Secretary

II. APPROVAL OF MINUTES:

The board voted and APPROVED the draft meeting minutes for March 10, 2016.

Vote: Moved by: Seconded by:  
Bastian  
Kanauer

Chairperson: Hetzke - Aye  
Bastian - Aye  
Burton - Aye  
Kanauer - Aye  
Tydings - Absent

Motion was carried.

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 of the Town of Penfield for Preliminary Overall Subdivision and Final Site Plan approval for Section 1 under Town Law 278 to construct and 86 lot single family residential cluster subdivision with associated site improvements on 42.95 +/- acres located at 2826 Atlantic Avenue, Penfield, New York 14526. The property is now for formerly owned by Dolomite Products Co. Inc., and is zoned R-1-15. Application # 15P-0018. SBL # 124.01-2-1.1.

- Mr. Nersinger outlined revisions to the plans submitted on March 21, 2016. The applicant increased the landscaping along the west side of the development next the road. There were plantings proposed between the infiltration basin to buffer the proposed building lots and protect the stormwater management facility. The proposed grading of Lot #1 had been altered and the swale moved north along the property line in order to increase the usable space for that lot.
• Mr. O’Connor informed the board that the applicant had addressed all PRC comments in the recently submitted plan. The proposed location of the swale for Lot #1 not only increased the usable space but will improve a drainage issue at the Community Garden parking lot that is adjacent to the development.

• Mr. Nersinger inquired if the board concurred with requiring the applicant to limit the disturbance of the trees on the north property line in order to preserve the mature trees but not require a conservation easement for this area as it would create an unnecessary restriction for future owners. The board was in favor of including this condition in the approval resolution.

• Board member Burton asked if the applicant would decide which trees were viable to preserve. Mr. Nersinger explained that Town staff had visited the site to observe the conditions of the trees along the north property line. He added that regular inspections would take place during construction to review protection measures such as silt fencing. Mr. O’Connor pointed out that according to the grading plan the area in question is shown outside the limits of disturbance and would not likely be disturbed during construction.

• Mr. Nersinger informed the board the Town Board will be reviewing the applicants request for waivers from the Town Design Criteria. The board has abstained from sending comments regarding three of the four waiver requests for this project. However, the board could conditionally approve the application pending the Town Board decisions. Staff would be responsible for addressing the technical matters that may be adjusted on the site plans following the Town Board’s decisions.

• Mr. Nersinger reviewed the Draft Approval Resolution and Part II and Part III Full EAF for the board and asked if there were any other concerns. The Board had no other issues with proposed development.

The board voted and APPROVED the Part II and III Full EAF.

Vote: Moved by: Bastian Seconded by: Burton
        Tydings - Absent

Motion was carried.

The board voted and APPROVED the draft resolution as amended with conditions.

Vote: Moved by: Kanauer Seconded by: Burton
        Tydings - Absent

Motion was carried.
2. Passero Associates, 242 West Main Street, Suite 100, Rochester, NY 14614 /Midlakes Management, LLC, requests under Chapter 250 Articles VI-6.1, XI-12.2 and XII-12.2 of the Code of the Town of Penfield for Preliminary and Final Site Plan, Subdivision, and EPOD Permit approval under Town Law 278 for the construction of 33 townhomes with associated site improvements on 32.67 +/- acres. The parcels are located at 1185 Empire Boulevard, 1211 Empire Boulevard, and 41 Woodhaven Drive. The properties are now or formerly owned by Howitt-Bayview, LLC and are zoned LLD and R-1-20. Application # 16P-0004. SBL # 108.05-2-8.5., 108.05-2-8.33, and 108.10-1-1.111.

- Mr. Nersinger informed the board that the applicant was still working on responses to staff and board comments with updated plans and architectural color samples of the building exteriors.
- Mr. Nersinger reviewed the updated conventional plan with the board:
  - Included two apartment buildings in the Lasalle Landing District that were two stories tall and housing ten apartment units each.
  - Total of 43 units proposed (including apartments) for the project site under what is allowed by the Town Code.
  - The cluster development site plan is proposing 33 town homes.
- Chairman Hetzke inquired about the parcel that was split by the proposed private drive leading up to the emergency access drive. Staff confirmed this portion was part of the main parcel and an easement existed for that drive.
- Chairman Hetzke asked if Lot #1 was located in compliance with wetland buffers. Mr. Nersinger confirmed this lot would be in compliance as shown on the site plan. The conventional plan did show a number of lots that might be in a potential buffer area. Board member Bastian asked how accessory structures might be kept out of potential buffer areas. Mr. Nersinger explained although these town home units would be rented under the oversight of property management company and accessory structures would not likely be allowed for tenants, the town’s enforcement from the Building Department would not allow for accessory structures in environmentally sensitive areas.
- Board member Burton observed that the submitted conventional plan would have a greater impact to the environment than the proposed cluster plan which had less units and greater buffers to protect the existing EPODS.
- Board member Kanauer asked which portion of the property was proposed by the applicant to be donated to the county. Staff explained that most of lands of the parcel having an address of 1185 Empire Boulevard are proposed to be donated to Monroe County Parks.
- Mr. Nersinger explained to the board that the Fire Marshal had informed staff is expecting comments from the local fire departments regarding the proposed construction materials for the emergency access road. Chairman Hetzke was supportive of the proposed geogrid and recommended informing the fire districts of other sites where this material was being utilized. Board member Burton recalled the applicant had explained during the public hearing that the slope of the approach from the proposed development would not be appropriate for emergency response vehicles and expressed some concerns regarding possible emergency situations where this may present an issue. Mr. Nersinger explained that staff expected to have some dialogue with the fire districts and Town staff regarding these concerns. Board member Burton requested the seeding material be included in the
landscape plan if the geo-grid design remain as part of the proposed plans. Mr. Nersinger agreed the seeding could be reviewed by the landscaping consultant.

- Board member Burton requested the updated building elevations be submitted to the architectural consultant for review.

The board voted and CONTINUED TABLED pending the review and/or submission of the following items:
1. Submission of the applicant’s responses to staff and agency comments with revised site plans.
2. Submission of colored building elevations with samples of the proposed building materials. The board has directed staff to submit the proposed building elevations to the Town’s Architecture Consultant for his review.
3. Submission of stormwater calculations for the Engineering Department’s review.
4. Submission of a geotechnical report for the Engineering Department’s review of soil conditions.
5. Submission of the latest wetland and floodplain delineations for the site.
6. Specification for the board if any ground monument signs would be considered near the entrance or beginning point of the residential subdivision.
7. Submission of the Penfield Fire Marshal’s thoughts on the proposed geogrid road system proposed to be installed in the location of the emergency access road.
8. Provide clarification for the intended use of the lands shown on the plans that are assumed to be donated to the Monroe County Parks. This was previously stated during the sketch plan application in 2013.

Staff will review the proposed development with the Penfield Town Board at its next available work session meeting and provide an overview of the associated site improvements for Wilbur Tract Road that are proposed in the La Salle’s Landing (LLD) Zoning District.

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: Kanauer Seconded by: Burton
Chairperson: Hetzke Aye Bastian - Aye Burton - Aye Kanauer - Aye
Tydings - Absent

Motion was carried.

III. MISCELLANEOUS:

1. Wegmans Food Market Parking Fence at 2157 Penfield Road.
   - Mr. Nersinger explained to the board that the Penfield Road Wegmans has a guiderail along the north border of the parking lot that was included in the approved site plan but not required as a condition in the original approval resolution from 1990. The guiderail has become a maintenance issue as it is regularly damaged by snow plowing and exposure to the elements. A representative from Wegmans has submitted a letter requesting the
board’s approval to allow them to remove the wooden guiderail. Photos and an annotated site plan were submitted for the board’s review. Mr. Nersinger explained the guiderail served as an aesthetic feature.

The board and APPROVED the request to remove the guiderail.

Vote: Moved by: Burton Seconded by: Bastian


Tydings - Absent

Motion was carried.

2. Panorama Plaza requests for building façade changes at 1601 Penfield Road.
   - Mr. Nersinger informed the board that the owner of Panorama Plaza has proposed to make building façade and lighting improvements. The changes are mainly cosmetic in nature with minimal structural changes proposed according to the renderings submitted by the applicant.
   - Board member Kanauer asked what the lighting changes would be. Staff referred to the submitted renderings that indicated wall sconces along the front of the building and some decorative lighting in the false arched window along the façade of the plaza. The board agreed more detailed information would be required in regards to lighting.
   - The Board requested additional information for the following items:
     - Provide details and cut sheets for the new lighting fixtures.
     - Provide samples for proposed paint colors and EIFS.
   - The Board requested the town architectural consultant review the newly submitted materials once received.
   - Staff will contact the owner of the plaza regarding the Board’s request for additional information.

There being no further business to come before the Board, this meeting was adjourned at 7:15 PM.

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