The Planning Board held a meeting at 6:30 PM local time Thursday, April 14, 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
Jim Burton
Terry Tydings

ALSO PRESENT: Mark Valentine, Town Engineer
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 22, 2016.

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

Motion was carried.

III. TABLED APPLICATIONS:

1. 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. Valentine informed the board that no new items have been submitted by the applicant since the last correspondence from staff on April 8, 2016. Responses to PRC Comments were received on April 4, 2016 with revised site plans. The board is awaiting geogrid report, an engineer’s report with wetland delineations and stormwater calculations, a full set of building elevations specific to this project, and color and material samples for the townhomes. The Town architectural consultant is awaiting submission of the elevations and associated materials in order to conduct his review and make comments on the project.
The board voted and CONTINUED Tabled the application pending the review and/or submission of the following items:

- Current plans in file show a rear elevation only of the proposed triplex town homes and a set of elevation drawings from a similar development in the town of Chili. The Board requires a submission of a complete set of building elevations and colored renderings for this specific site location with accurate details. Samples of the proposed building materials shall be provided as well. The board has directed staff to resubmit the building elevations and associated materials to the Town’s Architecture Consultant for his review upon submission.

- Submission of stormwater calculations for the Engineering Department’s review.

- Submission of a geotechnical report for the Engineering Department’s review of soil conditions.

- Submission of the latest wetland and floodplain delineations for the site.

- Specification for the board if any ground monument signs would be considered near the entrance or beginning point of the residential subdivision.

- Submission of the opinions of the local fire district chiefs regarding the proposal for the construction of a geogrid road system in the location of the current emergency access road. The Penfield Fire Marshal has contacted the chiefs of the West Webster Fire District and the Penfield Fire District for their input.

- 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.

Vote: Moved by: Burton Seconded by: Tydings

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

Tydings - Aye

Motion was carried.

III. MISCELLANEOUS:

1. Panorama Plaza requested building façade changes at 1601 Penfield Road.
   - Mr. Valentine informed the board that the Town’s architectural consultant had reviewed the submitted elevation plans and he submitted comments to the board, dated April 12, 2016. Lighting cut sheets and proposed color samples of the building were submitted by the applicant prior to this work session meeting (April 14, 2016).
   - The board began reviewing the lighting details and cut sheets and determined that more time would be necessary to complete the review of proposed lighting changes for the plaza.
   - Board member Burton requested the architectural consultant’s comments be submitted to the applicant.

The board voted and directed staff to send the Town’s architectural consultant’s comments to the applicant.
2. Penfield Place Nursing Home, 1700 Penfield Road, requested a ninety (90) day extension to their approval from the board.
   - Mr. Valentine briefly outlined details of the previously approved application for an addition to the nursing home pending approval from the State for a conversion of services to single-occupancy rooms. The applicant did not obtain approval from the State regarding the conversion of services but desired to move ahead with the addition as planned and will be re-applying with the State. The applicant hopes to receive a determination with the State within this time period and will either go through with the originally approved plan or a smaller addition depending on the State’s determination.

The board voted and APPROVED the ninety (90) day extension of the original site plan approval.

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

Motion was carried.

3. Oak & Apple Cidery (1381 Sweets Corners Road) update. Mr. Valentine explained to the board that since being adjourned prior to the March 10, 2016 Public Hearing the applicant and their attorney had organized and held a private meeting with the neighbors in the area regarding the proposed development. It was noted that staff was not present at this meeting. The applicant and their attorney are working to provide a written statement regarding New York State Agriculture and Market Laws and the Town’s Conservation Easement. The Town Board will begin reviewing the easement as it relates to the proposed development. The future status of the application will be determined by the decision of the Town Board following its review. Counsel informed the board that the Town Board will specifically be reviewing the location of the development area for the farmstead.

4. Montgomery Glen developer, Barone Homes, has requested clarification regarding the limits of disturbance on the approved site plan. The final lot now has a home on it and the developer was requesting to remove some trees to match the conditions of adjacent properties at the current homeowner’s request. The board recognized that while under development these trees were protected as required by the site plan approval; however now that the home is constructed the property owner does have the right to remove any unwanted trees or vegetation. Given these circumstances the board had no issues with this request.
There being no further business to come before the Board, this meeting was adjourned at 6:57 PM.

These minutes were adopted by the Planning Board on April 28, 2016.