PLANNING BOARD MEETING MINUTES

MAY 26, 2016
The Planning Board held a meeting at 6:30 PM local time Thursday, May 26, 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  
Bob Kanauer  
Terry Tydings

ABSENT:  
Jim Burton

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

II. APPROVAL OF MINUTES:

The board voted and APPROVED the draft meeting minutes for May 12, 2016.

Vote:  Moved by:  Kanauer  Seconded by:  Tydings
Chairperson:  Hetzke - Aye  Bastian - Abstain  Burton - Absent  Kanauer - Aye
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. Nersinger informed the board there were no updates to review at that time. Staff was awaiting revised site plans and responses to PRC Comments and recommended they entertain a motion to table the application.
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 townhomes 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 the geotechnical report for the Engineering Department’s review of soil conditions.
- Submission of the latest wetland and floodplains delineations for the site.
- Submission of the opinions of the local fire district chiefs regarding the proposal for the construction of a geogrid road system in the locations of the current emergency access road.
- 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: Kanauer Seconded by: Bastian

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

Motion was carried.

III. MISCELLANEOUS:


- Mr. Nersinger explained the “Mixed Use Office Park” project known as Panorama Landing located on North Washington Street (the continuation of Panorama Trail South from Penfield) was recently approved in the Town of Pittsford.
- A copy of the plat map and a set of the approved site plans were provided for the board as this project as a portion of this project has involves property that is located in the Town of Penfield. No development or is proposed for this identified area but the parcel, which has property in both towns, is included in the re-subdivision on the plat map.
- Mr. O’Connor attended the pre-construction meeting for the project and explained it was that Monroe County had requested the applicant obtain the Penfield Planning Board’s approval of the plat map due the nature of the re-subdivision. He informed the board that five (5) office buildings were approved to be built on the lands located in Pittsford.
- The board has no concerns with the project and accepted the request from the Town of Pittsford.
The board voted and APPROVED authorization for the chairman to sign the plat map.

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

Motion was carried.

2. Panorama Plaza Site Plan Modification – 1601 Penfield Road.

- Mr. Nersinger informed the board that the plaza owners has submitted a request for a site plan modification to make accommodations for the planned relocation of Dollar Tree from its current location in one of the out-building structures to a larger tenant space at the west end of the main retail building in the plaza. The site plan modification proposes to improve the rear delivery area of the tenant space by replacing two of the current service doors with one double door entrance and to construct a new angled loading dock with an adjacent recycling dumpster.
- Photos of the existing conditions for the delivery area were displayed for the board along with the proposed site plan for the loading dock.
- The board discussed the turning movement of the delivery equipment on the loading dock as it related to the swing of the service doors.
- Mr. Nersinger confirmed that the Building Department would review the proposed flood proofing details of the new service door as the plaza is located within the floodplain of Irondequoit Creek.
- The board had no further comments about the proposed site plan modification.

The board voted and APPROVED the proposed site plan modifications.

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

Motion was carried.


- Mr. Nersinger updated the board regarding the proposed Burger King exterior renovations that was discussed at the previous work session on May 12, 2016. The board had asked at the May 12th meeting if it were possible to request modifications to the drive-thru lane to improve the queueing traffic but due to the fact that the owner is only requesting architectural review the board cannot require site plan changes. However, if the board were to approve the proposed renovations it could, at that time, then include a condition
that states upon any future request for site plan modifications the board will review the
matter at that time.

- Mr. Nersinger informed the board that the applicant has not submitted any materials for
the Board’s review and consideration regarding the status of the requested colored
renderings or photos of other sites that feature a similar façade for the proposed
renovations.

- Board member Tydings asked if his question regarding the ventilation system for the
kitchen had been investigated. Mr. Nersinger replied that he did bring the question to the
building department and there were no initial concerns but the permit is still under review
by their staff.

4. Staff informed the board of the application that will be heard at the June 9, 2016 public
hearing.

There being no further business to come before the Board, this meeting was adjourned at 6:46 PM.

These minutes were adopted by the Planning Board on June 9, 2016.