The Planning Board held a meeting at 6:30 PM local time Thursday, April 27, 2017 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
Terry Tydings

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 April 13, 2017.

Vote: Moved by: Tydings Seconded by: Kanauer
Chairperson: Hetzke - Aye Bastian - Aye Burton - Aye
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 EPOTD 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 the applicant will meet with town board at its may work session to discuss future development in the LaSalle’s Landing District. Staff will provide updates when information becomes available.
The board voted and CONTINUED TABLED the application pending the submission of updated project materials from the applicant.

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<td>Chairperson:</td>
<td>Hetzke - Aye</td>
<td>Bastian - Aye</td>
<td>Burton - Aye</td>
<td>Tydings</td>
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<td>Kanauer - Aye</td>
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Motion was carried.

2. Mitchell Design Build, 7607 Commons Boulevard, Victor, NY 14564, requests under Chapter 250 Articles XI-11.2 and XII-12.2 of the Code of the Town of Penfield for Preliminary and Final Subdivision and Site Plan approval for the construction of a new building featuring mini storage and apartment units, and for additions to the existing buildings with associated site improvements on a total of 3.14 +/- acres at 1677 Penfield Road and 10 Plaza Circle. The properties are now or formerly owned by Lynn Perry Properties, LLC and zoned LB and GB. Application #17P-0004, SBL #'s 138.08-1-21 and 138.08-1-42.4.

- Mr. Nersinger reviewed for the board the recently submitted materials from the applicant that included revised site and architectural plans, dated April 25, 2017.
- Floorplan details for the proposed rear additions were included on the site plans. The proposed ten by ten (10' x 10') foot units on the ends of the additions were proposed to have man-doors, not overhead doors, thus alleviating the Board’s concern regarding the noise created by overhead doors. The Board was supportive of the proposed layout for the rear additions.
- Mr. Nersinger reviewed the updated landscape plan that proposed replacing most of the existing vegetation with junipers and arborvitae along the property line neighboring the residential apartments. The Board was supportive of the applicant’s proposed landscape plan. Staff was directed to submit the current landscape plan to its consultant for pre-mylar review.
- Mr. Nersinger informed the board of lighting plan changes that were submitted to include LED building mounted fixtures on the entrance side of the building to provide security for patrons entering the site after dark. The opposite side of the building facing the restaurant was proposed to have gooseneck fixtures that were more decorative. Spandrel glass was shown on the updated renderings as the Board requested.
- Chairman Hetzke asked if there was access to the north-west side of the building, or was it simply landscaping, and also asked whether the proposed lighting plan was excessive for that portion. The Board agreed to have Mr. Read of Mitchell Design Build address that question.
- Mr. Read addressed the board’s concerns regarding lighting plan by explaining there were exit doors on that side of the building that required lighting per Building Code. The proposed gooseneck lights were lower wattage and mainly provided ambient light so the number of lights could be reduced if the board desired.
- Chairman Hetzke asked why gooseneck lights were not proposed for the entry drive side of the building. Mr. Read explained the goosenecks did not direct the light onto the drive adequately. The possibility of light bollards was explored and found not to be feasible as
they would not provide enough light. A note was also added to the lighting plan that a light reduction control unit will be used for the building mounted LEDs fixtures. The Board discussed lighting plan and was supportive of the proposed updates to that plan.

- The applicant provided photographs of Victor Crossing’s facades that included faux windows constructed with Dryvit similar to what the applicant had proposed. The board discussed and agreed the spandrel glass shown on the revised building elevations and renderings, dated April 25, 2017, was preferable for the site.
- The Board reviewed the turning templates that were added to the site plan for the largest ladder truck in the service of the Penfield Fire Department and its ability to make the necessary turns within the property. The board was satisfied with the turning radii show on the plan.
- The Board discussed the interior lighting that would be visible through the front of the third floor windows and determined it was appropriate for the business.
- The Board, having no further concerns, concluded its review of the proposed application.

The Board voted and APPROVED the Part II EAF.

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<th>Burton</th>
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<th>Bastian</th>
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Motion was carried.

The Board voted and APPROVED the application with conditions.

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<td>Chairperson: Hetzke - Aye</td>
<td>Bastian - Aye</td>
<td>Burton - Aye</td>
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<td>Kanauer - Aye</td>
<td>Tydings - Aye</td>
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Motion was carried.

Staff informed the Board of applications to be heard at their upcoming meeting on May 11, 2017.

There being no further business to come before the Board, this meeting was adjourned at 7:01 PM.

These minutes were adopted by the Planning Board on May 11, 2017.