TOWN OF PENFIELD
3100 Atlantic Avenue, Penfield, NY 14526-9798

PLANNING BOARD
MEETING MINUTES
JUNE 08, 2017
The Planning Board held a meeting at 6:30 PM local time Thursday, June 8, 2017 in the Town Hall Auditorium to discuss, in a meeting open to the public, tabled matters and other business that was before it. The board then held a public hearing meeting at 7:00 PM to hear new applications.

I. CALL TO ORDER:

PRESENT:  
Allyn Hetzke, Jr.  
Bob Kanauer  
Jim Burton  
Terry Tydings

ABSENT:  
Bill Bastian

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 25, 2017.

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

Motion was carried.

II. PUBLIC HEARING APPLICATIONS:

1. LandTech Surveying & Planning, 710 Latta Road, Rochester, NY 14612, on behalf of Theresa Schutt, requests under Chapter 250 Article XII-12.2 of the Code of the Town of Penfield for Preliminary and Final Site Plan approval for a 1,800 +/- square foot addition to an existing building with associated site improvements on 2.92 +/- acres located at 1063 Plank Road. The property is now or formerly owned by Theresa Schutt and zoned RR-1. Application #17P-0014, SBL #094.04-1-38.1.

John Sciarabba, LandTech Surveying & Planning, presented the application to the board. Also present was Evan Schutt of Schutt’s Apple Mill.

- Mr. Sciarabba explained for the board the proposed addition was to be located on the southwest side of the existing building and intended to be used for a cider press room as the size would better accommodate the operation and allow better access to the pressing room.
The current pressing room was proposed to be relocated to the new addition and converted for use of the bakery operations.

A viewing window would be installed in the store would allow them to see the cider being processed.

No new employees were proposed for operation.

No changes in utility usage were proposed for the operation.

The Town Code required the business to have 31 parking spots and the existing site had 47 parking spots on site, which was not adequate during the peak season in the fall.

The proposed site plan showed 65 total parking spaces for the site to better accommodate the seasonal demands and remediate problems with people parking along the road.

Of the proposed new parking spots, 23 were proposed to be on a gravel surface adjacent to the southern end of the paved parking.

The existing parking lot was proposed to be redesigned (restriped) to improve functionality and accommodate the addition to the building.

The design of the addition was proposed to match the existing building with pole barn-style metal construction and similar colors. The front porch would continue on the proposed addition on the west side of the building. A ramp on the south side of the building would provide access to the relocated pressing room for staff.

Board Comments:

Board member Tydings asked if any new lighting was proposed for the project. Mr. Sciarabba stated there were no new lights proposed for the parking lot but sconces were planned under the porch.

Board member Tydings asked if variances were required for the application. Mr. Sciarabba stated no variances or special permits were needed.

Board member Tydings asked if the applicant had any concerns with the PRC memo. Mr. Sciarabba informed the board that responses to PRC comments were addressed on the recently submitted plan.

Board member Burton asked what ADA compliant improvements were proposed for the project. Mr. Sciarabba stated the ADA improvements included new handicap parking spaced for the parking lot.

Board member Burton made reference to the Building Code that required improvements for accessibility to the primary use of the site. Mr. Sciarabba stated he and his client would investigate the elements of the project that pertain to this section of the code.

Chairman Hetzke asked how the parking would be delineated for customer use on the graveled portion of the parking lot. Mr. Sciarabba stated the spots would be delineated for the peak season at a minimum.

Chairman Hetzke asked if the proposed parking addition would be adequate to meet the demand. Mr. Sciarabba explained that during the peak harvest season in the fall the parking would be in high demand. Often customers are seen parking along Plank Road. The proposed plan offered relief to the existing parking situation and noted the building addition would not increase the occupant load.
• Mr. Nersinger, on behalf of the PRC, referenced the area designated for staff parking on the site plan. He asked for clarification to the responses to the PRC Memo regarding this area of the parking and how they planned to avoid double parked cars if customers accidently parked in the referenced spaces. Mr. Sciarabba clarified those spaces would be used by staff but would not be enough for all staff members during the peak season, thus necessitating off-site staff parking, so it could be marked as staff parking and would not be available for customers to use.

Public Comments:
• No public comments were submitted.

Board Deliberations:
• Mr. Nersinger reviewed the proposed exterior colors and materials for the board. The board had no concerns regarding the proposed addition.
• Mr. Nersinger informed the board the applicant had addressed all PRC comments and reviewed changes to the parking lot. The board had no concerns regarding the site plan.

The Board voted and APPROVED the Part II EAF.

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

Motion was carried.

The Board voted and APPROVED the application with conditions.

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

The Board took NO ACTION on this application as there were no new items to review.
IV. ACTION ITEMS:

1. 2142 Penfield Road, Eyesite

- Mr. Nersinger informed the board the Town Landscape Consultant had reviewed the rendering submitted by the applicant on May 25, 2017, and confirmed it was an accurate representation of the enhanced landscaping plan submitted May 16, 2017 in a mature state. The board had no additional concerns and approved the proposed landscaping plan and agreed the applicants could begin installing the plantings at their earliest convenience.
- Mr. Nersinger informed the board that updated renderings of the building showing the proposed modifications, site photos and a response letter to the board were submitted. Also received was a sample of the proposed stonework adjacent to the front patio and comments from members of the public.
- The board discussed the crisscross cable options provided by the applicant and agreed the longer cables depicted in black metal finish, shown in a rendering submitted June 7, 2017, were preferable and requested the applicant provide an updated rendering showing the crisscrossed cables on the front of the building extending from the top of the wood sided exterior to the suspended beams on the front and rear of the building and the stone knee wall for the front patio.
- Dr. Justin Verrone was invited to address the board. He explained the installed cables could not be replaced as they were structural and supported the horizontal beam on which the sign was mounted but agreed the cables could be painted black to match the submitted renderings and could add longer crossed cables to the horizontal beam.

The Board voted and TABLED the item pending the submission of the following:

- A revised rendering depicting decorative support cables, black in color, installed as shown in the Applicant’s rendering. However, the cables shall be mounted higher on the building face where the wood siding meets the bottom of the metal siding. Existing metal hardware supporting the horizontal beams shall be painted to match the color of the decorative cables.
- The rendering shall include the vertical cedar (western red cedar) beams and the suspended horizontal cedar beams installed on both the front and rear of the building treated with a darker brown stain as depicted in the Applicant’s rendering.
- The rendering shall also include the stone knee wall to be installed along the front patio in the proposed materials accepted by the board.
- The Applicant shall work with their architect to submit a final rendering that reflects the proposed changes listed above. The Applicant shall provide the Board with a written statement clearly identifying in detail the proposed changes to the façade of the building, which shall include, but not be limited to, the color and materials chosen for the changes.
2. 1845, 1847, 1851 Empire Boulevard, Site Plan Modifications

- Mr. Nersinger informed the board that the currently vacant building, which was formerly a Rite Aid, was proposed to be leased to Dollar Tree. The property owner submitted renderings that proposed to change the colors of the existing awning canopies from blue to green and included two business signs, one on each canopy. A color sample of “Envy” green was provided to the Board. The current freestanding sign was proposed to be repurposed for the Dollar Tree store.

- Mr. Nersinger explained the parking area for the Dollar Tree was mainly located at the 1851 Empire Boulevard parcel and was sufficient for the proposed use. Chairman Hetzke asked if the proposed canopies would be illuminated. The board invited Teresa Viggiani, representing the property owner, to address the question. Ms. Viggiani explained the owner would apply for a sign variance on behalf of Dollar Tree for the two canopy signs and she confirmed the canopies were both backlit.

- The board had no concerns regarding the proposed façade changes to the building.

The Board voted and APPROVED the proposed façade changes subject to the approval of the variances by the Zoning Board of Appeals.

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

Motion was carried.

- Mr. Nersinger then reviewed for the board the proposed changes to the overall site plan to allow a tractor-trailer vehicle to access and maneuver the parking lot for deliveries. The previously approved land-banked parking area, (approved by the board October 16, 1997) that had not been installed, was proposed to be utilized for a turn-around for the delivery trucks as well as eleven (11) new parking spaces. This action would require a variance for the number of parking spaces for the business due to the reduction in overall parking spaces shown on the modified site plan.

- Board member Burton pointed out that the use for the previous Rite Aid and the proposed Dollar Tree were similar and asked staff if they were aware of any problems with inadequate parking in the past. Staff was not aware of any parking problems.

- Mr. Nersinger informed the board that the proposed added pavement would nearly maximize the capacity of the stormwater treatment facility located at the rear of the site so any additional development in the future would require improvements to the facility. It may also trigger the need for an area variance for excessive lot coverage.
• Mr. Nersinger added the previously approved plans also proposed a row of trees be installed along the property line once the land-banked parking was installed. The board was supportive of the applicant installing the trees as a condition of the site improvements and requested staff review the matter with the Town Landscape Consultant to determine the appropriate trees to be installed.

• The board had no additional concerns regarding the proposed site improvements.

The Board voted and APPROVED the proposed site plan modifications subject to the approval of the variances by the Zoning Board of Appeals.

Vote: Moved by: Burton Seconded by: Tydings

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

Motion was carried.

There being no further business to come before the Board, this meeting was adjourned at 7:22 PM.

These minutes were adopted by the Planning Board on June 20, 2017.