PLANNING BOARD
MEETING MINUTES
JUNE 20, 2017
The Planning Board held a meeting at 6:30 PM local time Thursday, June 20, 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
Bob Kanauer
Terry Tydings

ABSENT: Jim Burton

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

II. APPROVAL OF MINUTES:

The board voted and APPROVED the draft meeting minutes for June 8, 2017.

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

Motion was carried.

II. 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.
III. ACTION ITEMS:

1. 2142 Penfield Road, Eyesite
   - Mr. Nersinger informed the board the owners had submitted a revised rendering of the building, dated June 19, 2017, to include all the proposed changes in response to the Board’s requests from the previous meeting.
   - The revised building rendering included decorative support bracing elements that would be fastened between the top of the timbers siding and the horizontal suspended timber beams. The rendering detailed colors and material types of the proposed changes. Material samples of a steel cable and one inch diameter steel pipe were provided to illustrate the options for the decorative support elements proposed for the front and rear of the building.
   - Chairman Hetzke and board member Bastian discussed the reason for the proposed steel pipe is due to the cable not being paintable. The board agreed the steel pipe was preferable to the cable.
   - Mr. Nersinger asked if the board was supportive of the submitted plan to treat the prominent vertical and horizontal wood siding elements with the darker stain. The board has no concerns with the submitted proposal.
   - Mr. Nersinger informed the board the stone wall on the rendering was in compliance with the previously approved site plan.
   - The board had no further concerns regarding the project.

The board voted and APPROVED the submitted changes depicted in the rendering, dated June 19, 2017, as follows:
   - The Board was supportive of installing the one inch diameter steel rod in lieu of steel cables which could not be painted black due to the oil residue from the manufacturing process of the product. The steel rods shall be installed in a vertical and diagonal pattern mounted from the vertical timber siding to the horizontal suspended timber beam as shown on the rendering. The steel rods shall be to be painted and maintained as black in color. The front and rear sides (south and north elevations) of the building shall feature the support bracing elements.
   - All existing steel brackets that support the suspended horizontal beams on both sides of the building shall be painted and maintained as black in color.
   - The vertical cedar (western red cedar) beams and the suspended horizontal beams installed on both the front and rear (south and north elevations) of the building shall be treated with a darkened brown stain as depicted in the building rendering.
   - The Board accepted the proposed materials for the stone retaining wall to be installed along the front patio.
   - Site landscaping shall be installed on site per the Applicant’s enhanced landscape plan, dated May 16, 2017.

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

Motion was carried.
NEW BUSINESS:

2. 1845, 1847, 1851 Empire Boulevard, Site Plan Modifications
   - Mr. Nersinger informed the board the owners of the property submitted and updated site plan based to what was discussed previously by the Board at its June 8, 2017 meeting.
   - The owner decided to install a portion of the land-banked parking, per the previously approved plans from 1997. This eliminated the need for an area variance. A geo-mesh reinforced grass area would be installed to allow for a tractor-trailer turn-around area in the parking lot.
   - Mr. Nersinger explained no action on the part of the board was necessary as the proposal was within the approved plan.
   - Chairman Hetzke asked if the reinforced geo-mesh grass was acceptable to meet the green space requirement in the plan. Staff confirmed it was acceptable.
   - Mr. Nersinger added the applicant intended to apply for a Special Permit for Signage to the Zoning Board of Appeals for two building mounted signs.
   - The board had no concerns with the proposed changes.

There being no further business to come before the Board, this meeting was adjourned at 6:45 PM.

These minutes were adopted by the Planning Board on July 13, 2017.