PLANNING BOARD
MEETING MINUTES
JUNE 14, 2018
The Planning Board held a meeting at 6:30 PM local time Thursday, June 14, 2018 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.
Bill Bastian
Jim Burton
Bob Kanauer

ABSENT: Terry Tydings

ALSO PRESENT: Zach Nersinger, Town Planner
Mike O’Connor, Assistant Town Engineer
Doug Sangster, Junior Planner
Pete Weishaar, Planning Board Attorney
Alison Sublett, Board Secretary

II. APPROVAL OF MINUTES:

The board voted and APPROVED the draft meeting minutes for May 24, 2018.

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

Motion was carried.

III. PUBLIC HEARING APPLICATIONS:

1. Chris Costanza, 9x30 Design, 314 Hollywood Avenue, Rochester, NY 14618, on behalf of Penfield United Methodist Church, requests under Chapter 250 Articles XII-12.2 and XIII-13.2 of the Code of the Town of Penfield for Preliminary/Final Site Plan approval and an expansion to an existing Conditional Use Permit to allow a 3,750 +/- square foot addition with associated site improvements on a 19.8 +/- acre property located at 1785/1795 Baird Road. The property is now or formerly owned by the Penfield United Methodist Church and zoned R-1-20. Application #18P-0021, SBL #124.01-2-27.
Rev. Lauren Swanson, 1785 Baird Road, presented the application to the Board. Also present was Sidney Pendelberry, 6 Wayshire Drive, and other members of the Penfield United Methodist Church.

- Rev. Swanson explained proposed use of the space as a fellowship area for the members of the church. It was a freestanding building that would be connected with an enclosed walkway.
- The overall occupancy of the building would not increase as the people using the new facilities were members who would be present for events taking place in the worship hall, who would then move to the new area following services.
- The existing parking lot was adequate for the site.
- The church did not anticipate additional noise travelling off site due to the proposed addition.

Board Questions:

- Chairman Hetzke asked if any variances were required for the proposed project. Rev. Swanson explained the site plan complied with the 100 foot buffer requirement and the project did not require any variances.
- Board member Kanauer asked if additional site improvements were planned other than the tranquility garden. Rev. Swanson answered some landscaping was planned along the front of the addition. Mr. Nersinger informed the Board the site plan included a new pathway, the tranquility garden served as a rain garden, and another rain garden was proposed adjacent to Baird Road to accommodate stormwater runoff. He added the proposed wall-mounted lights located at points of egress were dark-sky compliant and the proposed addition met the setback requirements.
- Board member Kanauer asked if exterior HVAC units were proposed. Mr. Pendelberry explained a location was designated for the units; however, the expectation for the design of the building was that an HVAC system would not be necessary. He explained the radiant heat flooring and passive cooling of the insulated poured concrete foundation and walls were anticipated to provide adequate climate control for the new space.
- Board member Kanauer asked if the trash receptacles were planned to be relocated. Mr. Pendelberry explained the existing location of the trash receptacles was proposed to be regraded and they may be moved slightly within the area between the new building and the south wing, where they were currently located.
- Chairman Hetzke asked for clarification on the proposed location of the addition and its impacts to Baird Road. Rev. Swanson explained the addition was to be located on the southeast side of the property and the end of the building and the tranquility garden would be viewed from Baird Road, materials and design were proposed to match the existing building.
- Chairman Hetzke asked if any trees were proposed to be removed as part of the project. Rev. Swanson answered two (2) trees would be removed in the proposed location of the addition.
- Board member Burton asked when church services were typically held. Rev. Swanson answered Sunday worship services were scheduled for 9:00 AM and 11:15 AM, and
10:00 AM in the summer months. He added the building was in use regularly during the school year for a pre-school/daycare program.

- Board member Burton asked if there possible that both the sanctuary and the new space would be occupied at the same time, thus possibly causing a need for more parking spaces. Rev. Swanson acknowledged there was a possibility the spaces might be occupied simultaneously, but explained this was not likely to occur.

Public Comments:
- Ed Lindskoog, 40 Willow Pond Way, was supportive of the proposed addition. He was familiar with the church facilities as a Boy Scout troop he was affiliated with met there. The church also provided a shuttle bus for residents of Legacy at Willow Pond to attend services. He was supportive of the proposed project.

Board Deliberation:
Following the presentation of this application during the public hearing the board continued its discussion in its subsequent work session.

- Board member Burton was supportive of the proposed addition and felt it was suitable for the property and well designed to match the existing building.
- Chairman Hetzke asked if staff had any concerns regarding the application. Mr. O’Connor answered there were no pressing issues and the technical comments from staff would be addressed during the pre-mylar phase of the project.
- Board member Kanauer was supportive of the passive elements for climate control in the proposed addition.
- The Board had no additional comments and concluded its review of the application.

The Board voted and APPROVED the completed parts 2 and 3 of the Short EAF.

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

Motion was carried.

The Board voted and APPROVED the application with conditions.

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

Motion was carried.
IV. **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.

2. Marathon Engineering, 239 Cascade Drive, Rochester, NY 14614, on behalf of Pellittiere & Jonsson, PLLC, requests under Chapter 250 Articles VI-6.1 and XII-12.2 of the Code of the Town of Penfield for Preliminary/Final Site Plan and EPOD Permit approval to allow for the construction of a professional office building with associated site improvements on a 0.75 +/- acre property located at 2316 Fairport Nine Mile Point Road. The property is now or formerly owned by 2316 Nine Mile Point LLC and zoned BN-R. Application #18P-0012, SBL #140.01-2-62.

   The Board took NO ACTION on this application.

3. T.Y. Lin International, 255 East Avenue, Rochester, NY 14604, on behalf of Ronald A. Wilbert, requests under Chapter 250, Article XII-12.2 of the Code of the Town of Penfield for Preliminary/Final Site Plan approval to allow for the expansion of a vehicle storage area with associated site improvements on a 17.94 +/- acre property located at 1272 Salt Road and a portion of the 44.8 +/- acre property located at 1251 Salt Road. The properties are now or formerly owned by Wilbert’s Automotive LLC and Ronald A. Wilbert and zoned RA-2. Application #18P-0015 SBL #s 095.04-2-2.1 and 095.02-2-5.

   The Board took NO ACTION on this item.

4. Marques and Associates, P.C., 930 East Avenue, Suite 1000, Rochester, NY 14607, on behalf of Richard Smith, requests an informal discussion before the board with plans for a four (4) lot subdivision to develop four (4) single family residences with associated site improvements on a total of 4.3 +/- acres at 280 Panorama Trail. The property is now or formerly owned by Richard Smith and zoned R-1-20. Application #18P-0019, SBL #123.16-1-22.

   - Mr. Nersinger reviewed with the Board the items previously discussed that were included in a draft Sketch Letter for the Board’s review and consideration. The letter contained language that explained the reasons why the Board was not supportive of a
four (4) lot subdivision as proposed. This included impacts to a Steep Slope EPOD, concerns for existing soil conditions, existing drainage ways and utilities.

- The Conservation Board had provided a report to the Board in advance of this meeting.
- Chairman Hetzke was supportive of edits to the draft Sketch Letter that were recommended by Board member Burton. The board members also agreed.
- Mr. Nersinger went over the details of the site plan regarding the proposed utility designs, which included private E/One grinder pumps with laterals to a dedicated low pressure force main sanitary sewer along the private drive up to the Town’s right-of-way at Panorama Trail. He stated dedicated sewers are not typically located along private drives and that the Town Board would have to review the matter for the proposal of dedicating additional sewer to the town.
- The Board had no additional comments and concluded its discussion of the sketch plan.

The Board voted and APPROVED the issuance of the Sketch Letter as amended.

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

Motion was carried.

V. ACTION ITEMS:

1. 1229 Bay Road, A & J Pharmacy building façade modification.

- Mr. Nersinger informed the Board the building was located in the GB zoning district and formerly operated as a jewelry store. A new tenant proposed to use the building for a pharmacy. The changes included cultured stone along the foundation, faux wood siding, and enhanced landscaping. The applicant had provided material samples for the Board’s consideration.
- Board member Kanauer asked what material was proposed for the Green Wall indicated on the submitted elevations. Richard Napoli, architect for the project, was invited to address the board. Mr. Napoli explained the specific materials had not been determined as cost was a consideration, but the wall may be planted vegetation in a tray system or may be vines on trellis.
- The Board had no concerns with the proposed changes.

The Board voted and APPROVED the building façade modifications.

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

Motion was carried.
2. 1318 Hatch Road, Fallen Leaf Subdivision, Lot 1 Site Plan modification.

- Mr. Nersinger explained Lot 1 of the site plan, approved in 2014, was proposed to be modified to preserve existing trees and shift the proposed single family home further to the rear of the property. This meant the home would be closer to the Federal Wetland boundary, thus limiting the usable area of the backyard.
- Board member Kanauer asked if sanitary sewers were available. Staff confirmed they were, the residence would be required to tie into sanitary and storm sewers as designed.
- Chairman Hetzke asked how close the proposed residence would be to the wetland boundary. The distance was approximately 25 feet to delineation boundary. Monument placards were required to be installed on 4 x 4 posts under the previous site plan approval. Staff noted the presence of the wetlands on the residual acreage of lot is not permitted to have any disturbance or site improvements without first obtaining the necessary permits.
- The Board had no additional concerns with the request.

The Board voted and APPROVED the modified site plan.

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

Motion was carried.

3. 1850 Empire Boulevard, McDonald’s building façade modifications.

Board member Burton recused himself from this item.

- Mr. Nersinger informed the Board the applicant submitted a revised rendering with cultured stone on the brand walls. They had consulted the owners of BayTowne Plaza for the style of the stone used on the buildings.
- Chairman Hetzke stated the proposed stone was an improvement from the previous plan, however, the change was insufficient to complement the rest of the Plaza.
- Board member Bastian agreed the appearance was bland.
- Chairman Hetzke stated he was open to creative ideas and that it is the task of the architects to develop an appropriate plan that complemented BayTowne Plaza.
- The Board directed staff to relay this information to the applicant for them to revise the building elevations again.

There being no further business to come before the Board, this meeting was adjourned at 7:30 PM.

These minutes were adopted by the Planning Board on July 12, 2018.