PLANNING BOARD
MEETING MINUTES
AUGUST 09, 2018
The Planning Board held a meeting at 6:30 PM local time Thursday, August 9, 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
Terry Tydings

ALSO PRESENT: Zach Nersinger, Town Planner
Mike O’Connor, Assistant Town Engineer
Alison Sublett, Board Secretary

II. APPROVAL OF MINUTES:

The board voted and APPROVED the draft meeting minutes for July 12, 2018.

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

Motion was carried.

III. PUBLIC HEARING APPLICATIONS:

1. Delta Sonic Car Wash Systems, Inc., 570 Delaware Avenue, Buffalo, NY 14202, 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 for a new building and outdoor vacuums with associated site improvements on 4.88 +/- acres located at 1773 and 1841 Empire Boulevard. The properties are now or formerly owned by Delta Sonic Car Wash Systems, Inc., and zoned GB. Application # 18P-0025, SBL #s 093.15-1-65 and 093.15-1-64.1

Matthew Oates, Delta Sonic Car Wash Systems, Inc., presented the application to the Board.

- Delta Sonic purchased the property at 1773 Empire Boulevard and planned to request re-subdivision approval if this site plan was approved by the Board.
- Exterior vacuums were proposed at two locations: along Empire Boulevard and the southern portion of 1773 Empire Boulevard.
The third entry lane for the car wash services was proposed to be extended to the entrance of the car wash drive aisle and an additional pay booth was proposed, for more efficient access to this service.

The prep hut, where cars get sprayed prior to going through the automated car cash, was proposed to be expanded to allow a second lane of cars to go through.

The plan proposed to modify the front ingress and egress. The drying lanes would be shifted to direct vehicles exiting the car wash tunnel to a new exit on the south end of the properties. This would allow car wash customers direct access to the new indoor and outdoor vacuums. One curb cut from 1773 Empire Boulevard would be eliminated in this plan. The main entrance to the north would remain unchanged.

The exterior vacuums would be complementary to the public and the interior vacuums were only available to monthly subscribers of the car wash services.

Customers typically spend 15 to 45 minutes at a vacuum station, so 5 to 15 vehicles were expected to use vacuum stations in an hour.

The proposed site plan directed car wash customers away from the fuel service and retail area to better control circulation of vehicles internally.

An underground stormwater detention area was proposed on the southern property. The stormwater runoff was calculated to be reduced by 21% for a one (1) year storm and 56% for a 100 year storm event.

The submitted noise impact study projected changes in noise levels from four (4) points around the project site. A six (6) foot tall sound barrier was proposed to be extended across the southern border of the site, further to the east towards the front of the site. The area with the greatest impact was the southeast corner where the sound barrier would end. The applicant was willing to install landscaping in this area if required.

The applicant submitted photos of existing outdoor vacuum stations at other locations to demonstrate that the equipment was designed to avoid any issues with site distance.

The new building for the proposed indoor vacuums was proposed to be constructed of metal and large glass surfaces to allow natural light into the building.

The new building was proposed to be climate controlled with solar panels installed on the roof.

Board Questions:

Board member Bastian stated there were a total of 32 vacuums and asked how many other Delta Sonic locations in the State had as many vacuum stations as what was proposed at this one. Mr. Oates answered the East Main Street location in Rochester had approximately the same number of vacuums. Their location in the town of Greece had received approval to add another six (6) outdoor vacuums. The proposed location was the first to get indoor vacuums in the western New York area. Mr. Oates added the outdoor vacuums were planned to be added or expanded at many of their area locations as part of their business plan.

Board member Bastian asked for a description of the vacuum systems. Mr. Oates explained the motors were centralized and serviced multiple stations. A turbine motor was proposed to be installed outdoors for each of the outdoor vacuum areas.

Board member Bastian asked what the loudest potential noise level was for the indoor vacuums. Mr. Oates did not know the decibel level but explained the submitted study was calculated with the doors to the indoor vacuums being open.
Board member Bastian asked what the existing background noise was at that time compared to the level calculated with the proposed outdoor vacuums at the southwest corner. Mr. Oates answered the existing level was 64.5 decibels with background noise, and was projected to go up to 79.9 decibels with the installation of the outdoor vacuums.

Board member Bastian was concerned with the noise impacts to patrons of the restaurant south of the project site. Mr. Oates explained the noise levels were calculated at the corners of the project site and not at the entrances to neighboring businesses.

Board member Bastian asked if the Conditional Use Permit for an automotive repair business was proposed to be expanded. Mr. Oates explained the application for the expansion to the Conditional Use Permit was necessary as it applied to the site plan, however, the applicant was not requesting an expansion to the automotive repair services.

Board member Bastian asked if the proposed pay booths would be automated. Mr. Oates answered the pay booths would still have attendants with the exception of the monthly subscription service.

Board member Kanauer asked if the traffic expected to enter and leave the site would increase. Mr. Oates explained patrons would enter the site at the north and center curb cuts, the center curb cut being the busiest at that time. The proposed plan would redirect exiting car wash patrons to the new one-way southern exit.

Board member Kanauer asked what the net increase of volume on the site was projected to be. Mr. Oates did not know the specific numbers and explained the plan was designed to add services for existing customers and retain their patronage.

Chairman Hetzke asked for more information regarding the proposed use of the new building. Mr. Oates explained the indoor vacuums were intended to serve monthly car wash subscribers and designed to be entered from the front and exit at the rear.

Board member Tydings asked how the increased traffic to the car wash service would be handled. Mr. Oates explained with the repositioning of the drying stations the patrons leaving the car wash service would either exit at the southern point onto Empire Boulevard or utilize the vacuum stations in the building or at the southern border of the property.

Board member Tydings asked how this site plan compared to their large facility in Henrietta. Mr. Oates explained the property in Henrietta was much larger on a corner lot and offered the same services as this location.

Board member Tydings was concerned about potential increase to traffic on site and asked if any additional amenities were proposed. Mr. Oates explained lanes were designed to accommodate bypass traffic in case of an accident in the car wash entrance to divert traffic out of that area, and at this time, the vacuum stations are the demand.

Board member Tydings asked if employees would be taking cars to the indoor vacuum area. Mr. Oates answered the proposed new vacuums were all self-service units for customers to use.

Board member Burton asked if the applicant would consider reducing the number of exterior vacuums stalls on the southeast corner to avoid accidents involving vehicles backing out of those stalls colliding with vehicles exiting the site. Mr. Oates demonstrated on the site plan where exiting car wash customers would exit at the
southern entrance. Mr. Burton requested the applicant submit a vehicle turning movement plan with traffic calming measures.

**Public Comments:**

No public comments were made for this application.

**Board Deliberation:**

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

- The board was concerned with the possible noise impacts of the proposed new vacuums and discussed possible measures to mitigate it. The board agreed more information was necessary regarding the proposed vacuum units and a noise study.
- The board discussed the possibility of traffic conflicts regarding the two outdoor vacuum spaces on the southeast corner of the property and the possibility of relocating some vacuums to the west of the site.
- The Board had no concerns with the proposed building designs of the proposed indoor vacuum building.
- Staff informed the board an area variance was needed for the monument sign as it was proposed to be relocated closer to the right-of-way with less setback than the Code allowed.

The Board voted and TABLED the application pending the review and/or submission of the following items:

- Revised site plans and written responses per the comments issued by the PRC in its memo date July 24, 2018, which also included comments addressing Noise Impact Assessment.
- Provide a turning movement plan for vehicles. Specifically the Board was concerned about potential conflicts at the southernmost exit path and vehicles backing out of the eastern stalls of the southern vacuum station. Eliminating one (1) to two (2) stalls should be considered if improvements for vehicle movements is necessary at this location.
- Identification of snow storage areas on the plans.
- Extension of the sound barrier fence along the southern property that is compliant with the Town Code and does not impair sight distance of southbound traffic of Empire Boulevard.
- Data for the anticipated noise levels inside the proposed vacuum station building.
- Specifications for the indoor and outdoor vacuum blower motors and any details for sound attenuation measures that may be offered for the motors.
- Review of the proposed landscaping by the Town’s Landscape Consultant.

**Vote:**

Moved by: Bastian  
Seconded by: Burton

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

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. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450, on behalf of Home Leasing LLC, requests under Chapter 250 Articles XI-11.2 and XII-12.2 of the Code of the Town of Penfield for Preliminary/Final Subdivision and Site Plan approval to allow for a mixed use development project with associated site improvements on 10.5 +/- acres located at 1821 Fairport Nine Mile Point Road and portions of 1835 and 1877 Fairport Nine Mile Point Road. The properties are now or formerly owned by William and Debbie Wickham and The Young Men’s Christian Association of Greater Rochester and zoned MUD. Application #18P-0022, SBL #s 125.01-1-25.3, 125.01-1-34.13, 125.01-1-3.111.

- Mr. Nersinger informed the board the Town Landscape Consultant had commented on the proposed planting schedule with regards to size and maturity of the plants.
- The Town Architectural Consultant had commented on the proposed elevations and suggested more effort be made in the designs to comply with the Mixed Use Design Manual. Board member Burton agreed with the Town consultant’s comments.
- Board member Burton requested the applicant include all the standard features in the public square to include benches, light bollards, and other items suggested in the guidelines. The board agreed.
- Board member Burton requested way-finding signage be included in the updated plans.
- The board discussed the proposed elevations of the buildings and agreed it was appropriate for the applicant to meet with the Town architectural consultant in order to obtain guidance to make the proposed building designs complaint with the Mixed Use Design Manual guidelines.
- Mr. Nersinger asked for the Board’s thoughts on alternate designs for the public square for multi-seasonal use of the area. Board member Burton agreed some semi-pervious surfaces to allow vehicle access and make the area multi-purpose. The board discussed options for a mix of green areas and hardscapes within the public square.
- Board member Burton asked what the plan for overflow parking due to special events. Mr. Nersinger informed the Board the Town had obtained a shared parking agreement with the Eastside Y as part of their expansion project and would provide a copy to them. He added shared parking was required in the MUD zone.
- Board member Burton was concerned with the possibility of parking conflicts due to special programming. Staff agreed to request the anticipated parking needs for possible programming within the site.

The Board voted and TABLED the application pending the review and/or submission of the following items:

- The Town Engineer’s review of the revised site plans and written responses to the PRC’s memo, dated June 29, 2018, received on August 3, 2018.
- The Town engineer’s review of the proposed designs for the new regional stormwater management pond to be located on the Eastside Y’s land which will serve the drainage needs for the proposed project, along with other green infrastructure practices.
- The addition of pedestrian elements such as benched, bicycle racks, trash receptacles, way-finding signage and other furnishings proposed for the public areas on the site plan and renderings.
- Regarding the public square greenspace, the Board requested the plans be revised to show hardscapes or surfaces that can support vehicles for special programs and public
events. In addition, the applicant shall verify the proposed parking is sufficient for special events and large gatherings based on other events Home Leasing and Episcopal SeniorLife have hosted before.

- Staff’s review of design alternatives for the proposed crosswalks along Road “A” that provide pedestrian connectivity from the Eastside Y to the project site.
- Revisions to the proposed landscape plan per the comments from the Town’s Landscape Consultant received on August 6, 2018.
- Staff was directed by the Board to arrange a meeting for the applicant to meet with its Architectural Consultant to review his comments and recommendations included in the memo dated July 2, 2018. The meeting will also include a discussion regarding the proposed building designs in relation to the examples and design guidelines provided in the Town of Penfield Mixed Use Development Manual.
- Any available updates shall be provided by the applicant regarding the layout and proposed tenants for the commercial parcels identified on the site plan. Results of a poll or survey performed with the members of the Eastside Y may help to generate viable tenants for the project.

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

Motion was carried.

5. Marks Engineering, 42 Beeman Street, Canandaigua, NY 14424, on behalf of William and Debbie Wickham, 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 a farm market operation with associated site improvements at 1303 and 1315 Sweets Corners Road and 1689 Dublin Road. The properties are now or formerly owned by William and Debbie Wickham and zoned MUD, RA-2, and RR-1. Application #18P-0024, SBL #s 125.01-1-24, 125.01-1-22.1, 125.01-1-21.

- Mr. Nersinger reviewed with the board updated items for this application that included comments from a neighbor on Edenfield Lane who has concerns with the proposed project. Mr. Nersinger addressed the listed concerns, which included the environmental review process, as well as parking for the U-Pick operation, which was being addressed with additional parking that was previously approved by the Town Board under a Grade and Fill Permit. The applicant also submitted responses to the neighbor’s comments addressing the concerns for the Board’s consideration.
- The board had no further concerns with the proposed project and concluded it review.

The Board voted and APPROVED the Completed Short EAF.

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

Motion was carried.
The Board voted and APPROVED the application with conditions

V. ACTION ITEMS:

1. 1850 Empire Boulevard, McDonald’s façade modifications.

*Board member Burton recused himself from this application.*

- Mr. Nersinger explained the latest proposed elevations that included limestone facing on the brand walls and front elevation.
- The board agreed the proposed changes were an improvement from the previously submitted elevations, however, they preferred to see the limestone knee wall on three sides of the building. The board agreed the limestone application was not necessary on the rear of the building.
- The board invited the applicant’s agent, Randy Bebout of T.Y. Lin to address the board. Mr. Bebout explained the owner of the property was concerned with the long-term maintenance of the limestone veneer and submitted photos taken by the owner of existing buildings within the plaza that had damaged limestone. The owner was concerned with putting the limestone along sides of the building that regularly sustained vehicle damage as this would increase her maintenance costs.
- The Board discussed possible reasons for the damages depicted in the submitted images and agreed it was prudent to visit BayTowne Plaza before making a decision on this matter.
- The Board requested staff contact the Plaza owners and obtain more information regarding these façade concerns.

2. 625 Panorama Trail, Office Building façade modifications.

- Mr. Nersinger explained the owners of the three office buildings at 625 Panorama Trail wished to update the exterior facades with new siding, roofing, and architectural treatments as indicated on colored building renderings submitted by the owners.
- The board invited David and Daniel Simonetti to present material samples for the proposed improvements. The plan included a cultured stone wall along the lower stories of the buildings with gray cedar shake-style siding on the front and part of the sides and typical vinyl siding for the remaining sides with charcoal colored asphalt shingles. They proposed to square off the stair towers, which were angled at that time, and include some of the stone veneer and gray EIFS on those bump-outs. New roof
structures with columns, made of EIFS, were proposed to protect the entryways from the elements.

- The board discussed the façade changes and agreed they were consistent with current trends for commercial buildings.

The board voted and APPROVED the façade changes as indicated on the submitted renderings.

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

Motion was carried.

There being no further business to come before the Board, this meeting was adjourned at 8:36 PM.

These minutes were adopted by the Planning Board on September 6, 2018.