PLANNING BOARD
MEETING MINUTES
SEPTEMBER 27, 2018
The Planning Board held a meeting at 6:30 PM local time Thursday, September 27, 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
- Bob Kanauer
- Terry Tydings

**ABSENT:**
- Jim Burton

**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 September 6, 2018.

**Vote:**
- Moved by: Bastian
- Seconded by: Kanauer
- Chairperson: Hetzke – Aye
- Burton - Absent
- 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.
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. 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 1787 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 reviewed the updated colored elevations that were submitted to the board on September 5, 2018 and compared them to the previously submitted elevations. These changes were made with the assistance of the Town architectural consultant who met with the applicant to review his recommendations that were more in keeping with the Mixed Use District Manual.
- The board discussed the proposed changes to the commercial building to be located on the southeast corner of the property. The modified elevations proposed rural architectural elements such as weathered wood siding with exposed framing details with modern elements such as large glass windows. The board agreed the proposed design added character and interest but were concerned as to whether the design contrasted too greatly from the other proposed structures.
- Chairman Hetzke pointed out the proposed design of the commercial building may change as the property was developed for a specific tenant. The board agreed conditions would have to be set to allow further review if the façade was proposed to be altered.
- The Board discussed the importance of the commercial tenant spaces proposed for the development and requested the applicant to provide updates to the status of possible tenants interested in securing space.
- The board reviewed the proposed materials and colors of the other proposed buildings, which were to be a combination of brick, vinyl siding, lap siding, and EIFS siding.
- The board discussed the proposed design of the pedestrian bridge, which was proposed to be enclosed with large glass panels and connected the independent living facility to the assisted living facility.
- Chairman Hetzke suggested the board members each observe and research local mixed use developments that may offer good comparisons for the proposed project.
The board requested staff forward the updated elevations to the Town architectural consultant for further review.

The board discussed the public square and requested the applicant submit updated plans with more information regarding possible amenities within the space.

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

- The Board’s directed staff to provide the revised building elevations, submitted on September 5, 2018, to its Architectural Consultant for a final review of the designs. Overall, the Board felt the building designs were progressing well based on the previous memos issued by its Consultant.
- The Town Engineer’s ongoing review of the proposed site plans for designs of the stormwater management facilities and sanitary sewers.
- The Board’s review of the landscape plan with site amenities. Specifically, for the continued review of the public square area adjacent to the pedestrian thoroughfare. Detailed elements of the plan shall be included with future submissions to the Board.
- The Board discussed the importance of the commercial tenant spaces proposed for the development and requested the applicant to provide updates to the status of possible tenants interested in securing space. Also, if an approval is granted by the Board for the proposed development, conditions would include a requirement for construction of the commercial buildings for compliance with the MUD Design Manual in keeping with the recommended mix of residential and commercial uses. Further, any modifications to the proposed building designs for modification to the overall square footage and architecture based on the tenant needs would be subject to the review and final approval of the Board.

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

Motion was carried.

4. 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.

The Board took NO ACTION on this application.
5. Passero Associates, 242 West Main Street, Rochester, NY 14614, on behalf of Penfield Veterinary Hospital, requests under Chapter 250, Article XII-12.2 of the Code of the Town of Penfield for Preliminary/Final Site Plan approval to allow a building addition with associated site improvements on a 0.81 +/- acre property located at 1672 Penfield Road. The property is now or formerly owned by New Monroe Real Estate LLC and zoned LB. Application #18P-0028, SBL #139.05-1-57.

- Mr. Nersinger informed the board an updated site plan was submitted following the public hearing on September 6, 2018. The plan included landscaping around the backup generator as discussed at that meeting.
- The board had no further concerns regarding this application and concluded its review.

The board voted and APPROVED the Parts 2 and 3 of the Short EAF.

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

Motion was carried.

The Board voted and APPROVED the application with conditions.

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

Motion was carried.

6. Atlantic 250, LLC, 349 W. Commercial Street, Suite 2945, East Rochester, NY 14445, requests an informal discussion before the board with plans for a mixed use development project with associated site improvements on a total of 97 +/- acres at 1255 Penfield Center Road, 1600, 1611, 1615, 1643, 1657 Fairport Nine Mile Point Road, and 3278 Atlantic Avenue. The properties are now or formerly owned by Atlantic 250 LLC and Gary and Stephanie Craft and zoned MUD. Application #18P-0029, SBL #'s 110.03-1-4.206, 110.03-1-4.215, 110.03-1-4.205, 110.03-1-25.2, 110.03-1-25.1, 110.03-1-24.

- The board compared the concept site plan for the previous Sketch Plan application, which was presented on April 12, 2018, and to the current concept site plan presented on September 6, 2018.
- The most notable change was to development Zone A where the four (4) large commercial buildings were eliminated from the plan and replaced them with a “Village Center” that was a cluster of vertical mixed use building surrounding a pocket park. A variety of residential structures were proposed to surround this area.
- There was also a reduction in the number of multi-story apartment buildings.
• The access points to the western side of the project area were modified with two (2) access points to Route 250 and the two (2) access points along Atlantic Ave were relocated for better sight distance. Most notably, the previously proposed access point on Penfield Center Road was eliminated on the new plans. The access drives on the east site were aligned to match the west site.

• Chairman Hetzke asked if the slope of the proposed access roads on the east project site would be steep. Mr. O’Connor explained the length and sweep of the proposed road would allow the grading to be addressed. He added the existing grade on the northeast site was fairly level.

• Mr. Nersinger informed the board the Town’s traffic engineering consultant had reviewed the Applicant’s Traffic Impact Study and submitted comments for the board’s review. The board requested responses from the applicant to the consultant’s comments.

• The board discussed the Phasing Plan and requested staff include a request that the applicant consider implementing the commercial element in Phase 4 (the “Village Center”) earlier in the development.

• The board discussed the changes in the number of residential units from the previously submitted Sketch Plan application. This application proposed 517 residential units on the west portion of the project and 247 units on the east portion. The previous application proposed 468 residential units on the west property and 250 units on the east project site. In total, the new sketch plan proposed 764 units, where the previous plan proposed 718.

• The board discussed the benefits of the residential properties being rental units that were owned and maintained by a property management company, versus privately owned property with private stewardship. Chairman Hetzke asked the applicant to consider making some of the residential units for sale as private property or explain the reasons for keeping the units as rental property.

• Board member Kanauer requested the applicant be informed of new incentives for installing electric vehicle charging stations that were available through a State program called “Charge Ready NY”.

• The board requested staff begin drafting a Sketch Plan Letter based on their discussion.

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

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

Motion was carried.
IV. NEW BUSINESS:

1. 1050 & 1058 Plank Rd., Schutt Resubdivision

- Mr. Nersinger informed the board the owners of the properties were transferring a portion of property that created a ten (10) foot shift along the shared property line, increasing the lands for 1050 Plank Road.
- The board has no concerns with this action.

The Board voted and APPROVED the resubdivision.

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

Motion was carried.

There being no further business to come before the Board, this meeting was adjourned at 7:35 PM.

These minutes were adopted by the Planning Board on October 11, 2018.