PLANNING BOARD
MEETING MINUTES
OCTOBER 11, 2018
The Planning Board held a meeting at 6:30 PM local time Thursday, October 11, 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
Pete Weishaar, Planning Board Attorney
Alison Sublett, Board Secretary

II. APPROVAL OF MINUTES:

The board voted and APPROVED the draft meeting minutes for September 27, 2018.

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

The Board took NO ACTION on this application.

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 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.

- Mr. Nersinger informed the board the applicant had submitted updated site plans showing changes to the southeast side of the property. The outdoor vacuums had been shifted toward the rear of the property and an enclosure was proposed around the vacuum motor to reduce the sound of the unit. The proposed greenspace was increased for the site and the monument sign was relocated to comply with the setback requirements.
- In response to the Board’s concerns, the traffic patterns were revised to be one-way around the main building. The drying stations directed vehicles leaving the car wash to the southernmost exit or the vacuums on that portion of the site.
- Chairman Hetzke pointed out the southernmost curb cut was not one-way exit only but rather for two way traffic. Staff explained the applicant would need to obtain approval from the State Department of Transportation (NYS DOT) for this curb cut and added the Town Engineer was reviewing this with regards to capturing water runoff from vehicles creating potholes during the winter months.
• Board member Tydings expressed concerns regarding the proposed number of parking spaces as the existing layout tends to fill the parking spaces regularly and vehicles often parked at gas pumps. The proposed vacuum stations at the north end of the site would eliminate the parking for longer commercial vehicles with trailers.

• Mr. Nersinger pointed out the applicant added parking to the second parcel, 1773 Empire Boulevard, six (6) along the south portion of the existing building and eight (8) along the southeast border of the property. The proposed number of parking spaces was compliant with the Town Code.

• Board member Tydings also had concerns about the drive aisle between the gas pumps and the vacuum stations. The Board invited Matt Oates of Delta Sonic to address their concerns. Mr. Oates explained the drive aisle distance from the fuel pumps to the vacuum stations was proposed to be 39 feet and customers would be permitted to park at the vacuum stations.

• Mr. Nersinger explained the revised Noise Impact Assessment calculated noise from the vacuums blower motors during peak traffic times on Empire Boulevard and it indicated noise levels from simultaneous operations of the indoor and outdoor vacuum facilities to be several decibels lower than the measure average background noise levels at the residential boundary locations and at the adjoining commercial building.

• Board member Bastian stated he agreed with the findings of the Assessment as he had visited the Delta Sonic on West Henrietta Road, which has vacuum facilities, and observed the similar conditions there.

• The board viewed the submitted details of the proposed vacuum motor enclosure and were satisfied with the plans.

• The board discussed the proposed solid board fence along the southern property border which would serve as a sound barrier and was satisfied with its position and materials.

• Board member Bastian suggested a Do Not Enter sign be placed at the exit lane behind the prep station to prevent vehicles from entering the car wash lanes from the wrong direction. Mr. Oates replied this could be added to the plans.

• Board member Kanauer asked if limits could be placed on the noise levels of the vacuum stations to prevent an increase of noise to the units in the future. Staff would add a condition to the Approval Resolution requiring the applicant comply with the submitted Noise Impact Assessment.

• Staff asked Mr. Oates if the vacuum motors would stay on during hours of operation or if they would turn on when in use. Mr. Oates explained the vacuums would run continuously during hours of operation so the noise level was constant and did not vary regardless of use.

• Board member Tydings asked if any of the area Delta Sonic car washes had three (3) lanes for car washes. Mr. Oates answered Greece was recently modified to have three (3) lanes.
The Board voted and TABLED the application pending the review and/or submission of the following items:

- Revised landscape plans per the comments issued by the Town Landscape Consultant.
- Updates to the site plans following additional input from the Town Engineer and the New York State Department of Transportation regarding the designs for the point of egress.
- The Board directed staff to begin drafting an approval resolution for the proposed application for its review and consideration at the next available meeting.

Vote: 

Moved by: Bastian  
Seconded by: Kanauer

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 took NO ACTION on this application.

There being no further business to come before the Board, this meeting was adjourned at 7:02 PM.

These minutes were adopted by the Planning Board on November 8, 2018.