PLANNING BOARD
MEETING MINUTES
DECEMBER 13, 2018
The Planning Board held a meeting at 6:30 PM local time Thursday, December 13, 2018 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
Jim Burton
Bob Kanauer
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 November 8, 2018.

Vote: Moved by: Burton Seconded by: Tydings
Chairperson: Hetzke - Aye Bastian - Aye Burton - Aye
Kanauer - Aye Tydings - Aye
Motion was carried.

III. TABLED APPLICATIONS:

1. 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.

This application was WITHDRAWN by the applicant.
2. 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 informed the board the updated landscape plan was sent to the Town Landscape consultant, who had comments regarding the long-term maintenance plan for the plantings.
- Mr. Nersinger reviewed the submitted landscape plan with the board that included details regarding fixtures, benches, and other site amenities.
- The Board reviewed the proposed planting schedule, with attention to the size of the proposed trees to be planted.
- The Board invited Shirah Cahill of SWBR to answer their questions. Ms. Cahill explained the plan included larger rain gardens to manage stormwater but also be utilized as design features for the site. Chairman Hetzke asked if the rain gardens would remain wet at all times. Ms. Cahill answered they were designed to dry out between rain events.
- Ms. Cahill went into the details of the rain gardens designed around the north and west borders of the public square that featured a corrugated metal pedestrian bridge over the corner to connect to the sidewalk system. The proposed site amenities were chosen for their mix of contemporary and agricultural design elements. Color changing LED light columns were proposed along the pedestrian spine, which was designed with a pattern of scored concrete and pavers.
- The Board asked if vehicle charging stations were planned for the site. Brett Garwood of Home Leasing confirmed they planned to install charging stations in the residential parking area.
- Board member Bastian asked what type of material would be used for the pedestrian bridge as it would need to be ADA accessible. Ms. Cahill confirmed the floor of the bridge would likely be a grate-type porous material that would be ADA compliant.
- The board discussed the proposed outdoor lighting. Ms. Cahill confirmed the lighting plan was not finalized but would include building mounted lights as well as landscape lighting.
- Board member Burton asked how long it would take for the proposed trees to grow to the sizes represented on the submitted renderings. Ms. Cahill answered many of the proposed trees, such as sugar maples, were fast growing and the applicant hoped to transplant some mature trees from his tree farm where possible.
- Chairman Hetzke asked for a description of the proposed pathways in the public square. Ms. Cahill described the types of materials proposed which included a large paved area that was wide enough for vehicle access on the northeast corner as well as other paved surfaces and a stone dust arced pathway along the east side. She explained the stone dust was preferred by the applicant as it could be easily modified in the future based on
demand of use. Ms. Cahill also described the proposed materials for the pocket park on the south end of the memory care building.

- Chairman Hetzke asked if public restrooms were planned near the park. Mr. Garwood answered they did no plan to provide restrooms in the park as there would be publicly accessible restrooms in the independent living building as well as the bistro and other commercial buildings.

- Chairman Hetzke asked if lighting was proposed along both sides of Road A. The applicant explained this road was the property of the YMCA and not part of this application. The applicant agreed to add existing lighting to the photometric plan.

- The board discussed the proposed stamped concrete crosswalk that connected the pedestrian spine to the neighboring YMCA property and asked why a raised crosswalk was not considered by the applicant. Mr. Garwood explained a raised crosswalk was expected to create difficulties for vehicle circulation at that intersection.

- The board discussed alternative designs to for the crosswalk. Mr. Nersinger suggested a wider striped crosswalk with signage to provide a greater visual presence for drivers so pedestrians could cross safely. The board was supportive of this proposal.

- The board invited Leticia Fornataro of SWBR to present the proposed material samples for the residential buildings. Ms. Fornataro also brought preliminary samples for the commercial outparcel buildings that included wood-look panels that mimicked aged barn wood.

- The board was supportive of the proposed architecture and concluded its review of the residential buildings. The two outparcel buildings, which were subject to tenant needs, could be reviewed as a work session item if changes were required in the future.

- Mr. Nersinger informed the board the Town engineers were supportive of the proposed storm and sanitary sewer designs for the site.

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

- The Board discussed the details and amenities shown on the landscape plan submitted on December 13, 2018. The Board was supportive of the overall layout for the public open spaces, the hardscape materials proposed, the location of the rain gardens and bio-retention areas, the planting schedule, and the amenities for pedestrians.

- The Board discusses the lighting plan and was supportive of the revised LED cut-off fixtures proposed for the primary light fixtures, as well as the select decorative lighting fixtures for pedestrian-scale lighting. The Board agreed the chairman could review the final details of the pedestrian-scale lighting as a pre-mylar item.

- The Board was supportive of the building materials and color samples provided by the applicant for the independent living building, the assisted living building, the memory care building and the commercial buildings on Outparcels A and B. The Board discussed and agreed the applicant would be responsible for submitting any proposed changed to the building designs for its review as miscellaneous items in a work session setting.

- The Board discussed alternatives for crosswalks along Roads A and B, specifically the first crosswalk intersection along Road A nearest to the public square area. The Board was supportive of a large striped crosswalk that would span the distance between the islands on the Eastside Y’s parking lot, across Road A up to the southwest corner of
the public green and the southeast corner of commercial Outparcel A. Revised site plans shall include this crosswalk detail and appropriate signage for pedestrian circulation if there is a change in the demand for sidewalks for pedestrians commuting to and from the Eastside Y. However, in the meantime, the Board, Town staff, and the property managers would monitor pedestrian activity within the area.

- The Board was supportive of the parking modifications to the site plan which increased the number of parking spaces to 208 due to revisions that were made per the requirements of the MCWA.
- The Board had no concerns for the revised re-subdivision map for the project as the entrance drive, known as Road A, is to remain private at this point in time.
- Staff informed the Board the Town engineer was satisfied with the final designs of the sanitary and storm sewer systems for the project. Based on that, the Board directed staff to begin preparation of the draft negative declaration for environmental significance and parts 2 and 3 of the Full Environmental Assessment Form (EAF) pursuant to the Type 1 action SEQRA.

Vote: Moved by: Hetzke Seconded by: Kanauer


Motion was carried.

3. 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, 110.03-1-4.212, 110.03-1-4.205, 110.03-1-25.2, 110.03-1-25.1, 110.03-1-24.

- Mr. Nersinger informed the board the Draft Sketch Plan Review Letter had been revised with the corrections requested by the board at their last meeting on November 8, 2018.

The Board voted and APPROVED staff issue a sketch plan review letter with the following comments.

- The Board was supportive of the overall layout for the project. Provide engineered site plans that meet the Town’s Design and Construction Specifications and address the comments from the Project Review Committee’s (PRC) memo dated August 24, 2018, as well as any site plan comments in this letter. The project notes on the site plan must be updated to show a Zone A percentage of residential to non-residential space by total square footage. The MUD Manual recommends a 20% minimum of non-residential space in Zone A.
• A completed part 1 section of a Full Environmental Assessment Form (EAF) will be required upon submission of a site plan application. An Ag Data Statement will be required as well. Further, the east side of the project area, located at 1600 Fairport nine Mile Point Road, is located in the Monroe County Agricultural District. Therefore, the project, as proposed, will be a Type I action pursuant to SEQR due to the size of the development in the agricultural district.

• The Board was supportive of the conceptual building designs. Continue to refine the 3D renderings and prepare four (4) sided building elevations of the proposed structures including, but not limited to, the single family detached units, duplex units, triplex units, fourplex units, apartment buildings, the vertical mixed use units in the village center and on the east site, and the community buildings. The elevations shall identify building materials and colors for the various structures. Physical examples will be required during the board’s review process.

• Provide a detailed landscaping plan, with planting schedule, for the review of the Town Landscape Consultant. Additional buffer plantings should be shown near the dwelling units that face Atlantic Avenue and Route 250.

• Provide a lighting/photometric plan that proposes pedestrian scale lighting with a focus on dark sky compliant fixtures. Provide cut sheets for all proposed lighting fixtures.

• Provide details for crosswalks, wayfinding signs, and pedestrian scaled elements such as benches and other open space amenities.

• Strongly consider the Board’s recommendation to include the vertical mixed use units with frontage on the east side of the main roadway as part of Phase 1. This will provide more non-residential uses for the initial 192 dwelling units, and aesthetically, it will provide a better complete street streetscape for the main roadway. The remaining structures could be saved for Phase 4 and the construction would be less of a disturbance to the main drive area.

• Continue to meet with the Town Engineer and the Director of Public Works to review sanitary sewer designs for the project.

• Provide an Engineer’s report with drainage calculations for stormwater management designs for the proposed project, and geotechnical data from soil test pit logs.

• Provide a full SWPPP meeting all NYS DEC standards.

• Provided an updated traffic impact study per the comments of the Town’s Traffic Consultant in the memo dated September 24, 2018.

• Review the feasibility of providing affordable housing rates for dwelling units in the apartment buildings that might attract college graduates and young professionals to be area.

• Identify potential or interested tenants for the ground floor non-residential units in the “Village Center”.

• Provide a paved pedestrian connection to Penfield Center Road through the clearing of trees represented on the concept site plan.

• To better promote multimodal pathways, minimize the use of the stone dust pathways and replace with asphalt for year-round use.

• Provide a letter of intent with a summary of updates identifying any changes to the project.
Upon submission of an application for Preliminary and Final approval, provide written responses to the factors of consideration for Subdivision and Site Plan found in Chapter 250, Articles XI-11.3 and XII-12.3 of the Town of Penfield Zoning Ordinance will be required.

Vote: Moved by: Burton Seconded by: Bastian


Motion was carried.

5. Walter Baker, DSB Engineers, 2394 Ridgeway Avenue, Rochester, NY, 14626, on behalf of Redstone Builders, requests an informal discussion before the board with plans for a thirteen (13) lot residential subdivision with associated site improvements on a 10.19 +/- acre property located at 1725 Scribner Road, the property is now or formerly owned by R.B. Land Company and zoned R-1-20. Application #18P-0031, SBL #124.05-1-1.

- Mr. Nersinger the project as presented at the public hearing on November 8, 2018.
- The board compared the submitted conventional plan to the proposed cluster plan under Town Law 278.
- Chairman Hetzke asked if the proposed hammerhead turn-around was acceptable by Town standards. Mr. Nersinger explained hammerheads were typical on projects where the board considered a future connection to the neighboring property to be feasible. If the board did not find the future connection likely, the applicant could consider keeping the road private or re-design the plan with a cul-de-sac. Mr. Nersinger added a cul-de-sac design applied in the conventional plan would not allow as many residential lots on this property.
- Chairman Hetzke asked if area variances would be necessary for the proposed lots on either the conventional plan. Mr. Nersinger answered the conventional plan was required to meet all Town Code requirements and therefore did not require variances, he explained the item in question was whether the hammerhead turn-around was acceptable.
- Mr. Weishaar asked what the proposed house sizes would be on the cluster plan and whether that would create a necessity for area variances if the residents wanted accessory structures, decks, or other amenities on their properties. The Board invited Mr. Steve Philippone of R. B. Land Company to answer the question. Mr. Philippone explained the houses were expected to be between 1,800 to 2,000 square feet.
- Chairman Hetzke asked if the expected buyers were empty nesters. Mr. Philippone answered the project would be similar to the homes in the Timber Glen Subdivision he developed. Mr. Philippone added he already had interested clients who owned larger homes in the Scribner Road area who wished to downsize but remain in the neighborhood.
- The Board and staff discussed possible modified setback requirements under the Town Law 278 plan. Mr. Philippone explained the site plan was designed to accommodate decks and patios and pointed out many of the proposed lots backed up to Town-owned
property that was a natural buffer to the west. Mr. Philippone planned to file a deed restriction preventing accessory structures on the proposed lots.

- Board member Kanauer asked staff to compare ownership the stormwater management plans for the conventional and cluster plans. Mr. Nersinger explained the conventional plan proposed a swale that would have an access easement and be privately owned, the cluster plan the proposed detention pond would be owned and maintained by the Town with a Special Improvement District tax on the property owners.
- Board member Tydings was supportive of the cluster plan proposal.
- The board was supportive of the conventional plan layout and the proposed cluster plan.
- Board member Burton asked if the board would consider asking the applicant to increase the buffering on the north end of the property on the cluster plan. Mr. Nersinger asked if the board wanted a tree survey from the applicant. Mr. Burton suggested asking the applicant to provide alternatives to buffer the properties, such as fencing, berms, and landscaping.

The Board voted and APPROVED staff to issue a sketch plan review letter with the following concerns noted:

The board is generally supportive of the proposed 13 lot single family residential subdivision project with the use of Town Law 278 for cluster development. As represented by the conceptual site plan, the project would preserve approximately 3.3 acres of land to remain in its natural state. This residual land area would remain with Lot 13, which would receive a deed restriction on the lot to prevent any future development or subdivision of the land.

With regards to the overall layout, the board reviewed the conventional plan and determined the plan was adequately designed for the project. The use of hammerhead turn-arounds on a town dedicated road was appropriate as there may be a need for future connections to development that may occur on the properties located to the north and south sides of the project site.

Based the information presented with this sketch plan application, the project may proceed forward and begin the preparation of engineered site plans for a Preliminary/Final Subdivision and Site Plan review under a new application. Please address the following:

- Provide stamped engineered plans for the board’s review and consideration that comply with the town’s requirements for Preliminary/Final subdivision and site plan review.
- Provide a landscape plan with planting schedule for the board’s review. The board was supportive of buffering the properties adjacent to project site and preserving existing vegetation that is determined to be in good health based on the results of a tree inventory survey. The tree inventory will need to be prepared by the applicant and submitted with a Preliminary/Final application.
- The board is supportive of the proposed deed restriction on Lot 13 prohibiting any future development or subdivision of lands.
- Per the PRC’s memo, dated October 18, 2018, the proposed stormwater maintenance pond facility shall be located on a separate parcel to be dedicated to the Town of Penfield with an owned strip of land and the necessary easements for access between Lot 12 and Lot 13.
• Provide a full SWPPP meeting all NYS DEC standards. Also, provide details for protecting and cleaning the existing watercourse known as Ross Brook.
• Provide an Engineer’s report with drainage calculations for stormwater management designs for the proposed project, and geotechnical data from soil test pits logs.
• Several concerns for potential traffic impacts were mentioned during the public participation. Provide a summary of existing traffic conditions at the intersection of Atlantic Avenue and Scribner Road and describe how the project may impact the area based on the anticipated trip generations.
• The proposed dedicated roadway shall include a full hammerhead turn-around that will accommodate town plows, school buses, and emergency equipment. No parking signs will be required in the turn-around area.
• The site plans shall comply with the Town’s Sidewalk Policy.
• A street light is required at the intersection of the proposed roadway at Scribner Road. Please show this on the utility plan for the project.
• Provide details for any proposed entrance signage for the subdivision.
• Provide a new letter of intent with a summary of updates identifying any changes to the project.

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

Motion was carried.

IV. ACTION ITEMS:

1. 2328 Old Browncroft Blvd., Glendoveer’s approval extension request.

• Mr. Nersinger informed the board the applicant planned to commence site work within the next year and requested a one-year approval extension for the project.
• The board had no concerns with this request.

The Board voted and APPROVED the one-year approval extension for the project.

Vote: Moved by: Bastian Seconded by: Kanauer
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 7:55 PM.

These minutes were adopted by the Planning Board on January 10, 2019.