PLANNING BOARD
MEETING MINUTES
JUNE 27, 2019
The Planning Board held a meeting at 6:30 PM local time Thursday, June 27, 2019 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
        Terry Tydings

ABSENT: Jim Burton
        Bob Kanauer

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

II. APPROVAL OF MINUTES:

The Board voted and APPROVED the draft meeting minutes for June 13, 2019.

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

Motion was carried.

III. TABLED APPLICATIONS:

1. T.Y. Lin International, 255 East Avenue, Rochester, NY 14604, on behalf of Ronald A. Wilbert, requests under Chapter 250 Articles XII-12.2 and VI-6.2 of the Code of the Town of Penfield for Preliminary/Final Site Plan approval and an EPOD Permit 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 9.97 +/- acre property located at 1301 Salt Road. The properties are now or formerly owned by Wilbert’s Automotive LLC and Wilbert’s Tree Farm LLC and zoned RA-2. Application #19P-0002, SBL #s 095.04-2-2.1 and 095.04-2-2.4.
• Mr. Nersinger reviewed with the board that its SEQRA determination was made at the last meeting on June 13, 2019. The Negative Declaration was adopted as well as the Parts 2 and 3 of Full EAF (Environmental Assessment Form).

• The Penfield Zoning Board of Appeals (ZBA) approved the application for an Expansion to a Pre-Existing, Non-Conforming Use at its meeting on June 20, 2019, following this board’s SEQRA determination.

• Staff reviewed the draft approval resolution document that was provided in advance of the meeting, per the board’s direction at the June 13, 2019 meeting.

• The Board had no further concerns with this application.

The Board voted and APPROVED the application.

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

Motion was carried.

3. Marques and Associates, PC, 930 East Avenue, Suite 1000, Rochester, NY 14607, on behalf of Richard Smith, requests under Chapter 250 Articles XI-11.2, XII-12.2, and VI-6.2 of the Code of the Town of Penfield for Preliminary/Final Subdivision, Site Plan, and EPOD Permit approval for a four (4) lot single family residential subdivision with associated site improvements on 4.3 ± acres located at 280 Panorama Trail. The property is now or formerly owned by Richard Smith and zoned R-1-20. Application #19P-0008, SBL #123.16-1-22.

The Board took NO ACTION on this application as there were no new items to review.

IV. ACTION ITEMS:

1. 1617 Penfield Road, Marathon Petroleum, building façade and site plan modifications.

• Mr. Nersinger informed the board the former Hess gas station in front of Panorama Plaza was under new ownership. The owners proposed to re-open the facility as a Marathon Petroleum station.

• Staff reviewed with the board submitted photos of the existing site and elevation renderings that included a brick knee wall and façade updates. A material list and choice of outdoor lighting was provided.

• Board member Bastian asked if the footprint of the building was proposed to change. Mr. Nersinger explained the site was located in a floodplain so the proposed changes were limited to façade changes and no structural changes were proposed.

• Board member Bastian asked if the building met current floodplain requirements. Staff believed it was pre-existing but could confirm if the building standards for floodplains with the Building Department. Staff agreed to consult with Town Building Code
officials to determine if the proposed improvements would require further flood-proofing for the site.

- Chairman Hetzke asked to be provided with the final specifications for the new lighting fixtures for the building prior to construction.
- Mr. Nersinger informed the board some modifications to the existing parking lot were proposed in order to install an ADA compliant parking space and additional parking adjacent to the building and along the east property line.
- The new owners are working on negotiating removal of the shared dumpster along the rear property border as they only require garbage totes for the proposed business. A vinyl-sided tote enclosure was proposed adjacent to the rear of the building.

The Board voted and APPROVED the requested modifications conditioned on Building Code and lighting plan approval.

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

Motion was carried.

V. NEW BUSINESS:

1. 1588 Kennedy Rd, request for resubdivision.

- Mr. Nersinger informed the board the owners proposed to relocate property lines between 1588 Kennedy Road to transfer 5± acres to 1568 Kennedy Road. The area of land being transferred had been leased to the proposed buyers and used for agricultural operations.
- The board asked if the existing shed on the proposed area to be transferred would be relocated to conform to the Town Code. Staff agreed to confirm the relocation of the shed.

The Board voted and APPROVED the Chairman signing the Plat Map.

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

Motion was carried.

There being no further business to come before the Board, this meeting was adjourned at 6:55 PM.

These minutes were adopted by the Planning Board on July 11, 2019.