The Planning Board held a meeting at 6:30 PM local time Thursday, September 26, 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.
Jim Burton
Bob Kanauer
Terry Tydings

ABSENT: Bill Bastian

ALSO PRESENT: Zach Nersinger, Town Planner
Doug Sangster, Junior Planner
Pete Weishaar, Planning Board Attorney
Lori Gray, Board Secretary

II. TABLED APPLICATIONS:

1. Heritage Christian Services, 275 Kenneth Drive, Suite 100, Rochester, NY 14623, 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 and Conditional Use Permit approval for a new child-care facility with associated site improvements on a ±2.7 acre property located at 2730 Atlantic Avenue, to be known as Expressive Beginnings Child Care. The property is now or formerly owned by Heritage Christian Services Inc. and zoned R-1-20. Application #19P-0016, SBL #124.01-1-2.

   The Board took NO ACTION on this application as there were no new items to review following the Zoning Board of Appeals meeting that was held on September 19, 2019.

2. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450, on behalf of 777 Panorama Properties LLC, requests under Chapter 250 Articles XI-11.2 and XII-12.2 of the Code of the Town of Penfield for final Subdivision and Site Plan approval for a two (2) lot subdivision to construct a new professional office building, to be known as “Building A”, on a ±55.32 acre property located at 125 Panorama Creek Drive, a part of the development known as Panorama Park. The property is now or formerly owned by 777 Panorama Properties LLC and zoned LI. Application #19P-0022, SBL #138.12-1-1.1.

   • Mr. Nersinger stated the applicant provided written responses to the tabling resolution that the Planning Board issued on September 12, 2019, as well as responses to the PRC’s comments.
   • Mr. Nersinger explained that the applicant went before the Zoning Board of Appeals (ZBA) on September 19, 2019 for an area variance to the required buffer setback being
adjacent to a residential zoning district (MHP District), and for less parking spaces. He informed the Board, that the ZBA decided to hold a second public hearing on October 17, 2019.

- Mr. Nersinger updated the Board on the matter of the claimed siltation mentioned during the public hearing by members of the public, which was addressed by Chairman Hetzke at the subsequent work session meeting. He explained that town staff had been inspecting and monitoring the site to make sure the erosion control is in place and that the site is in compliance.

- Mr. Nersinger addressed the clearing limit concerns for the new area of disturbance versus the previously approved plans. He referred to the Clearing Exhibit map provided by the applicant, explained how the map represented the differences in the limits of disturbance based on the preliminary overall plans and the final proposed area of disturbance for Lot 1, including the encroachment into the 150 foot buffer setback area.

- The Cross Section map submitted by the applicant was presented to the Board to show the proposed improvements across the land beginning from the front of Lot 1 to the manufacture home structures on the adjacent lands. This included the distance from the MHP District boundary to the nearest parking improvements proposed, which is ±100 feet and required the previously mentioned area variance for less buffer setback. The map also depicted the proposed height of the building in relation to the existing conditions and the manufactured home park to the west. It also showed the location of new tree plantings proposed to vegetate the land that would be disturbed to install the retaining wall.

- Mr. Nersinger informed the board the landscape plans are also being reviewed by their Landscape Consultant for any recommendations.

- The applicant provided the cut sheets for the proposed lighting fixtures on the lighting plan. The fixtures would be LED and dark sky compliant. Chairman Hetzke requested the fixtures utilize voltage controllers to dim the lights during evening hours as they shouldn’t be a financial hardship given the availability of the controllers.

- Mr. Nersinger reviewed the proposed architectural rendering and a Rendering Camera Location map that was provided by the applicant for the Board’s reference. Mr. Nersinger pointed out the aerial view shows the viewpoint from where the building rendering was generated.

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

a) Recommendations in the form a memo from the Board’s Landscape Consultant for the proposed landscape plan.

b) Provide a final lighting plan for all proposed pole mounted and building mounted lighting such that all fixtures are dimmable and the necessary control units are specified on the plan. Cut sheets and specifications for all devices shall be provided for the Board’s review.

c) A decision from the Zoning Board of Appeals for the request of Area Variances under application #19Z-0042. The Zoning Board of Appeals is scheduled to hold a public hearing on October 17, 2019.
d) The Board directed staff to begin the preparation of a draft approval resolution template for its review and consideration following a decision from the Zoning Board of Appeals.

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

Motion was carried.

III. ACTION ITEMS:

1. 1865 & 1895 Plank Road, Resubdivision of Lot 2 of the Luke subdivision
   - Mr. Nersinger informed the board of the owner’s request to combine two lots into one on Plank Road.
   - There were no concerns from Town Staff or the Board.
   
   The Board voted and APPROVED the requested resubdivision of the Luke Subdivision.

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

   Motion was carried.

IV. NEW BUSINESS:

1. Site plan modification request for additional parking spaces for Penfield Square, Application #18P-0022.
   - Peter Vars & Mike Bogojevski of BME and Bret Garwood of Home Leasing were present for the discussion.
   - Mr. Nersinger explained that the applicant is requesting additional parking for project – increasing from 14 (parallel) to 38 (perpendicular) spaces along an internal roadway near Lot 3, Out-Parcel A. The request is a result of the Home Leasing’s attempts to secure a tenant for that parcel.
   - Chairman Hetzke asked if there was an “overall design change.” Mr. Garwood of Home Leasing responded that though the increase encroaches on the green space the request is reflective of tenant needs for parking spaces. Mr. Vars replied, over half of an acre remains in the public green area and the original elements remain unchanged, such as the pedestrian spine and the landscaped walkways. The modification would require a ±25 foot shift to the east of all of the elements in the green area. He added this would be less than a 1% reduction of green space with a nominal change in the stormwater.
• Board member Burton asked if they had produced a new, color rendering that shows the visual impact of the change. Mr. Vars replied, the landscape plan had been updated but a rendering was not available. Board member Burton suggested it would be helpful to see a side-by-side rendering, as the proposed changes sounded acceptable with regards to the number of spaces and minimal change to the overall greenspace.

• Chairman Hetzke asked about the lighting for the parking spaces. Mr. Vars responded that the lighting would remain the same. The five (5) poles would shift with the other elements.

• Chairman Hetzke stated that the change appears that it would alter the area from a “village type feel” with the 14 parallel spaces to more of a parking lot with the 38 spaces.

• Board member Burton asked about the impact on other commercial spaces. Mr. Vars responded that Lot 4 is smaller and has available parking around it within a safe walking distance.

• Chairman Hetzke asked about the impact on other commercial spaces. Mr. Garwood and Mr. Vars responded 38 was the maximum number that could fit there.

• Mr. Vars also stated that the parking demand near Lot 3 may increase due to the bistro use in the assisted living building, adjacent to the lot.

• Chairman Hetzke asked how they arrived at the number 38 for the number of spaces. Mr. Garwood and Mr. Vars responded 38 was the maximum number that could fit there.

• Chairman Hetzke asked what the size of the spaces would be. Mr. Nersinger responded the spaces were 9’x18’, which is code compliant.

• Board member Burton stated that the proposed changes were missing accessible spaces and loading areas on the side of the building entrance, and the addition of raised curbed areas and plantings could help break up the parking lot affect. Mr. Vars responded that the accessible spots would be moved. Board members Burton and Kanauer agreed that landscaped curbed islands for the parking area would be a benefit.

• Mr. Nersinger asked if they had approached the YMCA concerning the shared parking. Mr. Garwood responded that no they had not due to the high parking demands at the YMCA.

• Chairman Hetzke asked if there was a change in the turning radius. Mr. Vars responded the drive lane was shifted to accommodate the parking layout. Chairman Hetzke asked if they considered angled parking. Mr. Vars responded with no, because it would have to go to a one-way traffic pattern.

• Mr. Nersinger recapped the Board’s conversation and confirmed the Board will require a revised site plan showing the curbed islands, relocated accessible parking spaces, and associated landscaping for its review at the next meeting.

• The Board restated they have no fundamental issue with the request, but cannot grant an approval at this time as this is the first project in the Mixed Use District and all final designs for modifications must be provided for the Board’s review.

• The Board requested the revised site plans be submitted with sufficient time for the Board to review the plans prior to the next meeting. This matter will be held until the October 10 meeting as an Action Item on the agenda.

There being no further business to come before the Board, this meeting was adjourned at 7:24 P.M.

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