PLANNING BOARD MEETING MINUTES
OCTOBER 24, 2019
The Planning Board held a meeting at 6:30 PM local time Thursday, October 24, 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  
           Bill Bastian  

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

II. TABLED APPLICATIONS:

1. 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.

   • Mr. Nersinger gave the Board Members a preview of a revised site plan provided by the Applicant which modified the parking layout to reduce the requested variance for the residential buffer and to eliminate the request for a parking variance.
   • Mr. Nersinger explained that the plan called for the relocation of 24 parking spaces out of the buffer area to a land-banked area at the south end of the site. Ten (10) perpendicular parking spaces along the south face of the building were also added to the plan. The end result of the parking reconfiguration was 192 spaces and 33 land-banked spaces, totaling the 225 spaces, which was the number required by the Code.
   • The requested variance for the buffer setback to the residential zoning district (MHP) would now be at ±115 feet instead of the original request for ±100 feet.
   • The proposed retaining wall would still be installed but it will shift ±17 feet to the east towards the building.
   • Mr. Nersinger informed the Board that a site walk is planned for Tuesday October 29, 2019 that was requested by the Zoning Board and extended to the Planning Board.

The Board voted and CONTINUED TABLED the application pending the review and/or submission of the following items:
The Board’s final review of the revised site plans with respect to revised parking layout, reduction of the proposed encroachment into the buffer area and other associated site improvements.

Recommendations from the Board’s Landscape Consultant for the proposed landscape plan following the site tour scheduled for October 29, 2019 that was arranged by the Zoning Board of Appeals.

Town’s staff completion of the preparation of a draft approval resolution for the Board’s review and consideration at the November 7, 2019 meeting.

AND BE IT FURTHER RESOLVED that the Board is unable to make a determination of environmental significance until it has completed its review.

Vote: Moved by: Hetzke Seconded by: Bastian

Chairperson: Hetzke - Aye Bastian - Aye Burton - Aye
Kanauer - Aye Tydings - Aye

Motion was carried.

III. ACTION ITEMS:

1. 111 & 111A Maryview Drive
Villas at Easthampton Resubdivision

Mr. Nersinger informed the board of the owner’s request to combine two (2) existing parcels in the HOA lands into one (1) to eliminate a mapping error.

There were no concerns from Town Staff or the Board.

The Board voted and APPROVED the requested resubdivision of the Villas at Easthampton.

Vote: Moved by: Bastian Seconded by: Tydings

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 6:45 PM.

These minutes were adopted by the Planning Board on November 14, 2019.