PLANNING BOARD
MEETING MINUTES
MARCH 12, 2020
The Planning Board held a meeting at 6:30 PM local time Thursday, March 12, 2020 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.
Bob Kanauer
Terry Tydings
Jim Burton
Bill Bastian

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

II. APPROVAL OF MINUTES:

The Board voted and APPROVED the draft meeting minutes for February 27, 2020.

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

Motion was carried.

III. TABLED APPLICATIONS:

1. LaBella Associates DPC, 300 State St. Suite 201, Rochester, NY 14614, on behalf of Thomas Gangemi, requests under Chapter 250 Article XII-12.2 of the Code of the Town of Penfield for Preliminary/Final Site Plan approval for a parking expansion with associated site improvements on ±0.79 acres located at 1549 Empire Boulevard. The property is now or formerly owned by Thomas Gangemi and zoned LB. Application #19P-0026, SBL #093.19-01-004.

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

1. **Kidtopia, 1280 Creek Street, Site Plan and Building Design Modifications**

   - Eric Schaaf, Marathon Engineering, and Allen Rossignol, Edge Architecture, were present to discuss the proposed changes to the site plan and building designs.
   - Mr. Nersinger explained the request was for modifications to the approved building design and site plan of the Kidtopia project, originally approved in 2017.
   - Mr. Nersinger described the site plan changes as minor as the building footprint was slightly reduced in size and there were no change to the area variances that were granted by the Zoning Board of Appeals. The bulk of the proposed changes applied to the building and its exterior design, as represented on the drawings prepared by Edge Architecture.
   - The Board had no concerns with the proposed modified site plan as represented on the drawings prepared by Marathon Engineering.
   - Mr. Rossignol explained the proposed changes to the building footprint and exterior materials came as a result of an escalation in construction cost since the original approvals were granted over two years ago.
   - Mr. Rossignol described the change in footprint as being a flattening of the building walls by eliminating the bump outs to save money in construction and foundations.
   - Mr. Rossignol described the changes in the proposed building materials for the project.
     - The fencing would change from cedar fence to a wood slat pressure treated wood picket fence in a cedar stain color.
     - The vertical siding on the front corner would change from the original metal siding to a charcoal gray vertical vinyl board and batten siding.
     - The original Hardie Plank fiber wood siding would change to a warm brown vinyl clapboard siding.
     - The window trim accents will remain wood, stained in a chestnut color stain.
   - Mr. Rossignol stated the new designs were intended to compliment the original look and feel of the building with alternative materials.
   - Chairman Hetzke stated that a colored four-sided rendering would be helpful in reviewing the proposed design changes.
   - Board member Burton expressed disappointment in the use of vinyl siding for the proposed modifications. He stated that he would prefer the use of composite materials as the primary material, such as those that were originally approved. Vinyl siding may be a suitable secondary material pending the Board’s review at a later time once revisions could be made and resubmitted.
   - Chairman Hetzke agreed and stated that the proposed use of vinyl siding on the entire building was a considerable change to the original approval.
   - Board member Burton requested a memo be sent to the applicant to reconsider the use of materials and resubmit a revised plan to the board. The board members agreed.
The Board voted and APPROVED the issuing of a memo detailing the Board’s comments with a copy of the memo provided by the Town’s Architectural Consultant included.

<table>
<thead>
<tr>
<th>Vote:</th>
<th>Moved by:</th>
<th>Seconded by:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bastian</td>
<td>Burton</td>
</tr>
</tbody>
</table>


Motion was carried.

V. **NEW BUSINESS:**

1. **1921 Harris Road - Cook Resubdivision Map**
   
   - Mr. Nersinger discussed the request to adjust the lot line between the two properties at 1921 Harris Road and 1931 Harris Road.
   - The board had no concerns with the request.

   The Board voted and APPROVED the proposed resubdivision request for a lot line adjustment at 1921 Harris Road and 1931 Harris Road.

<table>
<thead>
<tr>
<th>Vote:</th>
<th>Moved by:</th>
<th>Seconded by:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bastian</td>
<td>Kanauer</td>
</tr>
</tbody>
</table>

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

Motion was carried.

There being no further business to come before the Board, this meeting was adjourned at 6:52 PM.

These minutes were adopted by the Planning Board on Thursday, April, 30, 2020.