PLANNING BOARD MEETING MINUTES
MAY 14, 2020
The Planning Board held a meeting at 6:30 PM local time Thursday, May 14, 2020 in the Town Hall Auditorium to discuss, in a meeting available to the public, tabled matters and other business that was before it.

Due to the Covid-19 Virus and the closing of town operations consistent with Governor’s Executive Orders, including Executive Order 202.1, which suspended certain provisions of the Open Meetings Law, and Executive Order 202.15, which postponed public hearings unless they can be held remotely through the use of telephone conference, video conference, and/or other similar service, the May 14, 2020 Planning Board meeting was held remotely beginning at 6:30 PM. In-person public access to the Town Hall facility was not permitted. This meeting was be video recorded and broadcast LIVE via the town's website www.penfield.org, on the Town's Government Access Cable Channel 1303, and on streaming media device: ROKU, Apple TV, and Amazon Fire. Search "Penfield TV" in your device's app store, it is free. The meeting will be later transcribed. For questions regarding video coverage please contact Penfield TV at (585) 340-8661.

There were "public participation" opportunities for each public hearing application. The board chairman announced the appropriate time for public participation for each application. To address the board during the public participation portion of the meeting residents could call (585) 340-8771 to be connected with Penfield TV, or complete an electronic submission form that was available on the town’s website www.penfield.org the day of the meeting.

The Planning Department continued to accept public comments on public hearing applications for one (1) week after the meeting, ending on May 21, 2020. Public comments were accepted in writing to the Planning Department via email at planning@penfield.org.

I. CALL TO ORDER:

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<td>Allyn Hetzke, Jr.</td>
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<td>Terry Tydings</td>
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<td>Zach Nersinger,</td>
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<td>Jim Burton</td>
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<td>Bill Bastian</td>
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II. APPROVAL OF MINUTES:

The Board voted and APPROVED the draft meeting minutes for April 30, 2020.

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

Motion was carried.

III. PUBLIC HEARING APPLICATIONS

1. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450, on behalf of Conifer Penfield Associates, 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 to construct a new Starbucks restaurant with drive-thru service and associated site improvements on a ±1.20 acre portion of the property located at 2071 Fairport Nine Mile Point Road, known as Parkside Commons Plaza. The property is now or formerly owned by Conifer Penfield Associates and zoned General Business (GB). Application #20P-0003, SBL #140.05-1-1.2/2160.

James Cretekos, BME Associates, and Fred Rainaldi, Conifer Penfield Associates, were present via remote access to present the application.

- Mr. Cretekos presented the proposed site plan to construct a ±2,000 square foot Starbucks restaurant with drive-thru service located in Parkside Commons Plaza.
- Mr. Cretekos explained they intend to demo the current building, former Verizon store, and reconfigure the parking area and access drives within the plaza to accommodate the restaurant and drive-thru service.
- Mr. Cretekos presented a “fly-around video” showing the architecture of the building.
- Mr. Cretekos stated the total site disturbance would be limited to ±1.2 acres. Greenspace is proposed to increase slightly to ±30.3%.
- Mr. Cretekos explained the project includes 23 parking spaces, which meets minimum required number by Code. It also satisfied the recommended guidelines by Starbucks, which is approximately 1 space per 100 square feet. Additional shared parking would be available throughout the plaza. New walkways were shown on the plans to assist with pedestrian circulation around the building.
- Mr. Cretekos explained that the CDS stormwater management unit, sanitary sewer lateral, and domestic water service would connect to the existing utilities.
- Mr. Cretekos explained all new outdoor lighting fixtures, including the building mounted and patio bollards, would be LED dark sky compliant. The existing light poles being replaced to accommodate the drive-thru and parking area would also be LED dark sky compliant.
• Mr. Cretekos explained that their landscape plan includes foundation plantings around the patio and building area as well as new tree plantings. Patio safety was reviewed as part of the site plan design process.

• Mr. Cretekos explained that the project could be viewed as two phases to the project. The phasing would be dependent on coordination with Valvoline, located to the north, and the development of construction sequence that will minimize disruption to their operations while the access road to their site is relocated to the north side of the building.

• Mr. Cretekos stated they had received and responded to town staff’s comments, including those concerning the parking layout and the evaluation of cross access options along northern access road around Valvoline, adjacent to the ESL bank site. The layout presented was preferred as it would maintain control of vehicular access to the rear office building, behind Valvoline.

• Mr. Cretekos informed the board they would be going before the Zoning Board of Appeals on May 21, 2020 to request an area variance for less setback form the edge of the proposed parking to the NYS Department of Transportation (DOT) right of way. He explained there were other pre-existing conditions in the plaza with similar setbacks.

• Mr. Rainaldi addressed the board to discuss the orientation of the proposed drive at the north side of Valvoline that would provide access to the medical office building at the rear. He also indicated that their goal is to celebrate the natural park landscape that is existing in the area to the west of the lot. He added there were plans to modernize the building, its facades, and landscaping to compliment the plaza and the Harris Whalen Park.

• Mr. Rainaldi stated Bergman Associates was contracted to address the safety and traffic flow of this project in relation to the plaza and Route 250.

• Mr. Rainaldi explained that Starbucks has new regulations for development standards and building designs that promote “30 year stores” that stress the importance of design features and styles used for new builds.

Board Questions:

• Board member Burton asked if there were any changes in the new standards set forth by Starbucks concerning walk up and drive thru access. Mr. Rainaldi explained that they have great communication with Starbucks and that the proposed “future-proof” building design incorporates “modular” features. For example, the use of modular glazing allows modifications to the entryway location as the business model evolves over time, essentially making the building design “future proof”.

• Board member Burton asked about the number of cars in the drive-thru. Mr. Cretekos explained the site plan provided space for five (5) vehicles from the entry point to the order point, and then another seven (7) from the order point to the delivery window. This meets and exceeds the drive-thru stacking requirements of Starbucks. He stated the drive-thru entry and exit points were included in Bergman Associates evaluation of traffic flow.

• Chairman Hetzke asked if the stacking from the drive-thru will have an impact on the access road and parking area. Mr. Cretekos responded that pedestrian crossing signs at the north and south ends of the parking area were intended to serve and traffic control devices to lower the vehicle speeds approaching the parking and drive-thru. Mr. Rainaldi explained that they intend to use trees and landscaping techniques to create “pinch zones”
on the north and south areas that visually communicate to drivers to travel cautiously through the parking area.

- Board member Bastian expressed his main concern was the potential for the increase in traffic to the access drive, and asked if the parking layout could be modified in such a way so as to be separate from the access drive. Mr. Rainaldi replied they had reviewed several layouts as part of a phasing plan for the plaza. He reiterated that safety was a paramount concern for them. Mr. Cretekos explained that the plans originally included speed bumps which were then removed, but would be happy to add them back in or explore other options, such as rumble strips to add some awareness to the new traffic and pedestrian movement.

- Chairman Hetzke asked if the project would require and application for signage review by the Zoning Board of Appeals. Mr. Cretekos replied they would review the sign package with the project architect. Mr. Rainaldi replied the existing signage permitted for the form Verizon store would be reviewed with town staff in relation to the proposed signage for Starbucks. Mr. Nersinger stated that new business signage that exceeds the thresholds set forth in the Town Code must be reviewed by the Zoning Board of Appeals.

- Board Member Kanauer asked for details about deliveries of products to the site. Mr. Rainaldi stated a copy of the proposed delivery schedule for all products and materials could be provided to Mr. Nersinger. He explained most deliveries are by smaller vehicles.

- Board member Kanauer also asked for a comparison of the proposed drive aisle width to the one that was constructed for the Starbucks location on Hard Road in the town of Webster. Mr. Rainaldi stated they will provide both the delivery schedule and the information on the road width in comparison to the Hard Road location.

- Mr. Nersinger stated for the Board and the record that the signage details shown on the site plans for traffic control and branding signs for Starbucks are not under the purview of the Planning Board. The size and location must be submitted in a sign package for the review of the Building & Zoning Department.

Public Comments:

Public Participation via website submission at www.penfield.org.

Chairman Hetzke read the following comments received via the website during the public participation portion of the hearing into the record.

1) Mark Walluk, 34 Thorntree Circle
   Good Evening, Regarding Application 20P-0003 (Starbucks), can additional information relative to the impact on traffic going to Route 250 be addressed? Has consideration to making the exit to Route 250 a right turn only? We have had a family friend seriously injured by someone leaving that plaza. Thank you

NOTE: Additional public comments will be accepted electronically through May 21, 2020.
The Board voted and TABLED the application pending the review and/or submission of the following:

- Provide additional information, research, and phasing plan(s) that were referenced during the public hearing presentation for the proposed reconfigurations to the internal traffic circulation within the plaza to determine if it could support the addition of a Starbucks restaurant with drive-thru service.
- Provide a comparison of the drive aisle width of the parking area for the Penfield project site and the existing Starbucks restaurant in the Town of Webster, located on Hard Road.
- A decision from the Zoning Board of Appeals regarding the area variance application #20Z-0007 for less setback to the New York State DOT right of way, which is scheduled to be heard on May 21, 2020.

The Planning Board was not opposed to the proposed setback represented on the applicant’s site plans, however it will continue to review the internal traffic circulation within the plaza, and traffic calming techniques in the drive aisle that separates the parking spaces. A copy of the tabling resolution will be provide to the Zoning Board of Appeals.

- A sign permit application package shall be submitted to the Building & Zoning Department for its review to determine if a Zoning Board of Appeals application is necessary for the number and/or size of the signs shown on the plans, both building mounted and for wayfinding. The business identification signage represented on the detail sheets of the site plans is subject to review of the authorized official of the Town of Penfield or the Zoning Board of Appeals.

Vote: Moved by: Bastian Seconded by: Tydings

Motion was carried.

2. Marathon Engineering, 39 Cascade Drive, Rochester, NY 14614, on behalf of Combat Construction, requests under Chapter 250 Articles VI-6.1, XI-11.2 and XII-12.2 of the Code of the Town of Penfield for Final Subdivision and Preliminary/Final Site Plan and EPOD Permit approval to construct a 72-lot single-family subdivision under Town Law §278, on ±90.5 acres located at 1394 Jackson Road and 1440 Jackson Road. The property is now or formerly owned by Lupo Brothers Family Trust, Pridonoff Family Trust, Kasunich Family Trust, Peter Rubino, G. DiPisa, and Santa Puccio and zoned Single Family Rural Residential, RR-1. Application #20P-0004, SBL #095.03-1-39, 110.01-1-14.

Matt Tomlinson, Marathon Engineering, was present via remote access to present the application.

- Mr. Tomlinson presented the final designs for the 72-lot residential subdivision for cluster development under Town Law §278 on the ±90.5 acre site, including two (2) entrances, one Jackson Road and one Plank Road. He described the site as 71 lots on the
main roadways with the 72nd lot located at the corner of Jackson and Plank Roads as a large estate lot.

- Mr. Tomlinson explained they had been working with multiple County and State agencies and town staff to resolve issues concerning the originally proposed sanitary sewer system. When the Planning Board granted preliminary-overall subdivision approval in 2019 to establish the maximum lot density for the subdivision, the project proposed the use of dedicated low pressure sanitary sewer force main and privately owned E-1 ejector grinder pumps for each home. However, after the Board granted preliminary approvals, the NYSDEC submitted documents with references to their adopted policies that stated privately owned grinder pump was not permitted in the region of the state. Further, the town of Penfield was not in favor of taking dedication of the pumps and their perpetual maintenance. Therefore, the developer instructed the engineering team to redesign the subdivision for gravity sewer system and a new dedicated regional pump station on Plank Road. This was represented on the site plans submitted for the current application. During the redesign the applicant had discussions with the town of Webster to determine if their recently upgraded sanitary sewer treatment plant could accommodate the 72 lots in the proposed subdivision along with the sewer basin area for future connections. The town of Webster acknowledged their system could accommodate the sewer units for subdivision and the basin area.

- Mr. Tomlinson explained the new subdivision layout that now featured a cul-de-sac road off the primary roadway. He confirmed that the revised layout provided a similar clearing pattern of the existing wooded areas, thus maintaining the previously discussed conservation easement area at the south and east perimeters of the site for buffers to the adjacent properties.

- Mr. Tomlinson explained the Monroe County Water Authority had a transmission line that travelled through the site. He stated he had been working the MCWA to confirm the revised subdivision layout and utility designs were acceptable.

- Mr. Tomlinson explained they had performed several more deep-hole tests in response to the Planning Board’s concerns for the depth to bedrock. As a result, the subdivision redesigned with a higher road profile and house pads that is suitable for the proposed gravity sewer system that flows north to the regional pump station on Plank Road, and full basements for each home.

**Board Questions:**

- Board member Burton expressed his relief for his initial concerns of the preliminary designs of the subdivision. Specifically that work was performed to gather additional deep-hole test pit data to ensure basements would not have to be constructed on bedrock.

- Chairman Hetzke asked if there would be lighting at both entrances to the subdivision. Mr. Tomlinson responded yes and they are working with RG&E to have the electric utility plans designed.

- Chairman Hetzke asked if there would be internal lighting at the intersection of the main road and the cul-de-sac. Mr. Tomlinson responded that no street light was proposed there.

- Chairman Hetzke asked about details for the sidewalks. Mr. Tomlinson responded sidewalks were proposed internally on one side only, and they would submit a sidewalk waiver request to the Town Board for the opposite side of the internal roads and the frontages on Jackson Road and Plank Road.
• Chairman Hetzke asked about the backyard sizes the lots that seemed to have an easement of clearing limit very close to the house pad (it was determined the lots in question were Lots 51 to Lot 55). Mr. Tomlinson responded this was not a conservation easement but just a reduced clearing limit of existing trees for to provide a section of more densely wooded lots for potential buyers. The lot size would not be reduced in any way and would be consistent with other lots in the subdivision.

• Board member Tydings asked if there were any traffic concerns. Mr. Tomlinson explained that there were no concerns from the Monroe County Department of Transportation.

• Mr. Nersinger asked Mr. Tomlinson to explain the revised drainage plans for the Board’s review and consideration. Mr. Tomlinson reviewed in detail how the three (3) stormwater management facilities shown on the plan were designed to handled, treat, and control the rate of runoff for the proposed development. This included the flow direction of the stormwater in normal and higher rainfall events and how water would be discharged to wetlands and existing drainage ways.

Public Comments:

Public Participation via phone call through Penfield TV.

Chairman Hetzke introduced Steven Cushman, 1152 & 1554 Plank Road during the public participation portion of the hearing.

• Steven Cushman, 1152 and 1554 Plank Road, asked for details on the sanitary sewer flowing north to Webster and what was the charge for that. Due to difficulties with calling system, Mr. Cushman stated he would submit additional comments in writing via email following the meeting.

NOTE: Additional public comments will be accepted electronically through May 21, 2020.

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

• Provide revised site plans for the Town Engineer's review based on the comments contained in the PRC's memo dated March 31, 2020.
• A sidewalk waiver request shall be submitted for the Town Board's review and consideration at a future work session meeting.

Vote: Moved by: Burton Seconded by: Kanauer
Chairperson: Hetzke - Aye Bastian - Aye Burton - Aye
Kanauer - Aye Tydings - Aye
Motion was carried.
3. BME Associates, 10 Lift Bridge Lane East, Fairport, NY 14450, on behalf of Insite Land Development Inc., requests under Chapter 250 Articles VI-6.1, XI-11.2, XII-12.2 of the Code of the Town of Penfield for Preliminary/Final Subdivision, Site Plan, and EPOD Permit approval to construct a 20-lot single-family subdivision under Town Law §278 with associated site improvements on a ±13.26 acre lot, located at 1918 Jackson Road, and to be known as the “Stafford Park” subdivision. The property is now or formerly owned by Benoit and Sylvia Dumais, and zoned Single Family Residential R-1-20. Application #20P-0005, SBL #124.16-1-39.3.

Rudy Neufeld and Amy Wallace, Insite Land Development Inc. / Crosstown Custom Homes, and Fred Shelley and Martin Janda, BME Associates, were present via remote access to present the application.

- Mr. Neufeld began the presentation by sharing a slide show with background on Crosstown Homes.
- Mr. Neufeld provided an overview of the proposed 20-lot residential subdivision and explained that it was his goal to preserve and transplant as many of the current trees as possible that were planted as part of the former Christmas tree farm operation on the property. He added the subdivision would be serviced by sanitary sewers and stormwater management would be part of shared system on the adjacent town lands.
- Mr. Shelley presented the final design plans for the 20-lot residential subdivision for cluster development under Town Law §278 on the ±13.26 acre site, featuring a dedicated road with access on Jackson Road and terminating at a cul-de-sac. He also reviewed design features of the project that supported the use of Town Law §278 for the proposed subdivision, which included (but was not limited to) the preservation of approximately 1 acre of land that was proposed to be conveyed to the Dumais Family.
- Mr. Shelley reiterated that it was their intention to retain as many of the existing trees as possible during construction to enhance the buffer around the project site.
- Mr. Shelley explained the Engineer’s Report for the project included data for sight distance figures on Jackson Road based on the location of the entrance to the subdivision and the existing conditions of Jackson Road. He added, vehicle trip generation estimates were recently submitted to the town that were calculated using I.T.E. (Institute of Transportation Engineers) standards. The results showed 15 trips per hour during the AM Peak hour, and 20 trips per hour during the PM Peak hour.
- Mr. Shelley explained the stormwater designs and improvements meet the requirements of the NYSDEC. He stated the proposed improvements to the facilities on the adjacent town owned lands had been reviewed and approved by the Town Board at its March 11, 2020 meeting.
- Mr. Shelley stated they received and responded to the town PRC comments on May 11, 2020.

Board Questions:
- Board member Tydings asked about sidewalks. Mr. Neufeld responded they are pursuing a waiver from the Town Board because it is a cul-de-sac road and there were no sidewalks to connect to on Jackson Road. He added, the funds collected from the waiver could be used to install sidewalks in other areas of need in the town.
• Board member Tydings asked about the status of existing storage structure. Mr. Neufeld responded that he is willing to work with Mr. Dumais to get a variance so he can keep his small barn on the portion of land to be preserved.

• Board member Tydings asked about buffering and tree preservation techniques to be used. Mr. Neufeld replied approximately 25 to 30 existing trees were under a height of 10 feet tall and they could be likely be preserved and transplanted elsewhere on the site. Site clearing would be done in phases to allow for transplanting of the trees. One area identified for some of the transplanted the trees would be along the Dumais property line.

• Board member Tydings asked about signage. Mr. Neufeld responded that they would like to install a monument sign with the subdivision name and lighting at the entrance. There would also be a nice landscape buffer near Jackson Road with some of the original trees and some additional plantings.

• Board member Kanauer asked about landscaping in the cul-de-sac. Mr. Neufeld responded that they would like to install a landscaped island in the middle of the cul-de-sac with a deed restriction on the one of the lots that would require the owners to maintain the landscaping.

• Board member Bastian asked about the price point for the homes. Mr. Neufeld responded that it would driven by the cost of the land and the cost of development, but estimated that homes could start in the low to mid $400,000 price range.

Public Comments:

Public Participation via website submission at www.penfield.org.

Chairman Hetzke read the following comments received via the website during the public participation portion of the hearing into the record.

1. Mark Walluk, 34 Thorntree Circle
   I agree that Jackson road has a lot of foot traffic and especially in the winter, this makes for a dangerous situation on Jackson. With your traffic study was the price point taken into consideration - families in that bracket often have more than two drivers going to work daily. Have you considered the traffic flow near Baird as this is already often backed up?

2. Tina Ebmeyer, 78 Thorntree Circle (multiple submissions)
   a. Why the name change? Evergreen name was perfectly suited. Why Stafford?
   b. Where are you getting the numbers with regards to cars entering and exiting? What are these statistics based on?
   c. No sidewalks... Will the funds of not building go towards a sidewalk on Jackson Road... IF...the neighbors petition to get one and the majority rules to want one.
   d. What experience do Crosstown have with transplanting trees? What if the transplants don't work? Will they replace the trees?
   e. Will Crosstown encourage buyers to keep buffering?
   f. The build is a disappointment to the neighborhood. This has been difficult for surrounding neighbors to come to terms with. And now you have a name to reflect the
so called value of the houses...in a neighborhood where the house value is around $150k.

g. Has a traffic study been performed on Jackson Road... prior to COVID?

h. Are you putting a Traffic counter on Jackson? When was the last count done?

i. How long is a traffic count setup for?

j. For clarification...has this plan been approved? Finalized?

3. Christina Emerine, 79 Thorntree Circle
   a. If build is approved, in terms of providing privacy to existing homeowners, I would like to see the marking and saving of trees that border properties. For example, the houses on Thorntree, keeping those trees that would border their backyards. Will the builder take these actions?
   b. What will builder do in regards to drainage issues and mitigating these issues for the surrounding area?
   c. Why change of name from Evergreen Estates to Stafford?

4. Jeffrey Patrick, 1014 Whalen Rd.
   a. This development is very disappointing to our neighborhood. This portion of Jackson Ext. is very narrow. This will effect traffic on Jackson Ext. itself as well as traffic merging onto Whalen Rd. Traffic can be bad on Whalen at the peak travel times heading toward the four way intersection. It would be better if the subdivision would empty onto Jackson instead of Jackson Ext. This whole development is not great for the area!
   b. My mistake, it would be better to empty onto Jackson Ext. The exit on Jackson is going to be terrible for us. Being right off the corner of Jackson, this is going to be terrible for us on Whalen.

NOTE: Additional public comments will be accepted electronically through May 21, 2020.

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

- Provide revised site plans for the Town Engineer’s review based on the comments contained in the PRC’s memo dated April 21, 2020. Revisions to the plans shall include, but not be limited to: (a) a location of the proposed subdivision monument sign, with construction material and lighting details, and demonstrates compliance with setbacks from the right of way; and (b) tree protection measures for those being preserved in the buffer areas, and those being evaluated for transplantation on site.
- A sidewalk waiver request shall be submitted to the Engineering Department for the Town Board’s review and consideration at a future work session meeting.
- Town Staff will review records for traffic counts/data on Jackson Road and providing any findings to the Planning Board and the applicant.
Vote: Moved by: Tydings Seconded by: Bastian

Motion was carried.

IV. TABLED APPLICATIONS:

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 application was WITHDRAWN by the Applicant via email correspondence.

V. ACTION ITEMS:

1. 1821 Fairport Nine Mile Point Road, Penfield Square – Sign Package Review

Adam Driscoll, Home Leasing, and Chris McAllister, McAllister Signs, were present via remote access to answer questions.

- Mr. Nersinger presented a reference map with the proposed locations for signage that would be install along the main access road and on the bridge that connects the independent living apartment building to the assisted living building.
- Mr. Nersinger explained this matter has come before the Planning Board because of the requirements of the Town of Penfield Mixed Use Development Manual which stated that the Planning Board shall review a developer’s plans for signage. The applicant has a separate application with the Zoning Board of Appeals for the setbacks of the proposed signage. The Planning Board is only reviewing the aesthetics of the signage designs to make sure it is consistent with the overall plan the Planning Board approved in early 2019.
- Mr. Nersinger stated that per his review, the materials and colors are consistent with what was originally approved by the Planning for the overall project.
- Chairman Hetzke pointed out that the monument sign at the entrance has space for two more tenants and asked how would they accommodate more than two tenants? Mr. Nersinger explained that they could either reconfigure the layout of the sign with the original space or return to the Zoning Board of Appeals for a request to increase its size to allow for more tenant signage. Mr. Driscoll and Ms. McAllister both responded that those were the options.
- Mr. Nersinger continued by describing the directional way-finding signs proposed to be installed along Road A were proposed to be installed closer to the property line than setbacks allow so the Applicant will be going to the Zoning Board of Appeals for setback review. The signs would removable as they are proposed to be installed in utility easement areas, which was acceptable to town staff due to the nature of the sign type.
- Chairman Hetzke commented the style of these signs was similar to the two existing signs for the Eastside YMCA and the UR Medical Center. Mr. Nersinger agreed.
- Board member Burton asked for assurance from the applicant that any future signs would be consistent with the signs proposed and approved by the Planning Board. Mr. Driscoll stated that they would want it to be consistent as well. Mr. Nersinger would document that in the Planning Board’s memo to the Zoning Board of Appeals.
- Mr. Nersinger then asked for comments on the building mounted sign on the pedestrian bridge, featuring lettering for “Penfield Square” on it.
- The board was supportive of the proposed signage designs.

The Board voted and APPROVED the proposed signage designs for the Penfield Square mixed use development project and issued a memo to the ZBA.

Vote: Moved by: Tydings Seconded by: Bastian

Motion was carried.

2. 339 Embury Road & 1534 Creek Street – Request for resubdivision of lands for a lot line adjustment and the conveyance of land from 339 Embury Road to 1534 Creek Street.

- Mr. Nersinger reviewed the request to adjust the lot lines between the two properties at 339 Embury Road and 1534 Creek Street that would allow for the transfer acreage from 339 Embury Road to 1534 Creek Street. No new lots will be created. Both lots would be compliant with the Town Code.
- Mr. Nersinger explained the request would transfer the north and south portions of land from 339 Embury Road to 1534 Creek Street.
- The board had no concerns with the request.

The Board voted and APPROVED the proposed resubdivision request for a lot line adjustment and the conveyance of land from 339 Embury Road and 1534 Creek Street.

Vote: Moved by: Bastian Seconded by: Kanauer

Motion was carried.
There being no further business to come before the Board, this meeting was adjourned at 9:36 PM.

These minutes were adopted by the Planning Board on Thursday, June 11, 2020.