Town Board Work Session Agenda
June 11, 2014
7:00 PM

I. Call to Order

II. Approval of Minutes – May 28, 2014

III. Monthly Reports - May

IV. Public Hearing – None

V. Guests – 7:00 PM
   • Mike Cavalcanti, Windham Woods Lot 213 -216 - Costello
   • Mark Crane, 2107-2111 Five Mile Line Road – Costello
   • Bob Lindsey, 2105 Five Mile Line Road – Costello

VI. ACTION ITEMS

Law and Finance
1. Bayside Flooring, 50 Wilbur Tract Road – Costello
2. Water Special Improvement District, 2152/2164 Fairport Nine Mile Pt. Rd. – Costello
3. Donation of Amish Property, 1454 Fairport Nine Mile Pt. Rd. – Costello

Public Works
1. Bid Results for Catch Basin Repair - Williams
2. Review of Sidewalk Bids – Benway

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance - None

Public Works - None

Public Safety - None

Community Services - None

VIII. HELD ITEMS
1. Special Improvement District/Pond Ownership – Benway
2. Bayview Landing Subdivision - Costello

IX. Old Business - None

X. New Business - None

XI. Executive Session – Real Estate, Litigation and Human Resource Matters

XII. Adjournment
I. Call to Order

Present:
Supervisor LaFountain
Councilwoman Kohl
Councilwoman Metzler
Councilman Moore
Councilman Quinn

Also Present:
Geoff Benway
Jim Costello
Bob Garbeck
Rick Giesselman
Lisa Grosser
Ronnie Williams

II. Approval of Minutes – 5/28/14
CM Quinn moved for the approval of the Minutes of May 28, 2014, CW Metzler seconded the motion.

III. Monthly Reports – May reports have starting coming in.
Building/Zoning, Local History Room, Personnel, Planning and Recreation are still outstanding.

IV. Public Hearing – None

V. Guests – 7:00 PM
   • Mike Cavalcanti, Windham Woods Lot 213-216 – Costello
   Mike Cavalcanti is requesting a resubdivision of a parcel in Section 4 of Windham Woods. The area was approved for four (4) lots and he would like to resubdivide it to make five (5) lots. This area is located across the street from the U shape section that was approved. This is across the creek and ties into Kings Mill Court. The private drive will remain the same and the Town pond is located in the rear.

   Supervisor LaFountain inquired about the stream location. Originally PRC had recommended the stream be straightened out.

   Geoff Benway stated that Cavalcanti has submitted an application to NYDEC to remove the bends in the stream which will eliminate potential for erosion.

   Councilman Quinn inquired if there would be any negative effect to the neighbors or drainage in the area?
Benway said there would be no impact as there are trees that separate the lots. The location is isolated and utility service already exists for the additional home.

Jim Costello added that he has no conceptual concerns. He mentioned that the original SEQRA process approved 56 lots and the additional lot could disrupt the SEQRA process.

LaFountain stated that if we were to move forward, a Public Hearing would have to be held. The SEQRA findings would then need to be modified or upgraded.

Costello said that the original approval was an incentive zoning program. The Board would have to determine if the original amount of incentive received was sufficient, or if additional would be required for the extra lot. It was difficult to get the infrastructure approved for four (4) lots. We originally were concerned and thought Section 4 may never be built. The straightening of the creek and the roadway extension to the Crown Point Subdivision can be a condition of approval. If there is anything additional the Board wants to add, we should think about it now.

Councilwoman Metzler added that this is conceptual only, and approval would not be given until after the Public Hearing.

The Board discussed and decided to move forward with the Public Hearing.

LaFountain instructed Mr. Cavalcanti to work with Costello on the next steps of making the application to the Town Board.

- Mark Crane, 2107-2111 Five Mile Line Road - Costello

Supervisor LaFountain reviewed that Mark Crane has been working with Jim Costello and the Historic Preservation Board. Also in attendance with Mark Crane, is his engineer Scott Harter and Store Manager Kevin.

Mark Crane explained that he and his brother invested in the buildings in the Four Corners several years ago. They have a commercial pizza business in a residential house and have simply outgrown it. Mark continued to say he loves the location in the Four Corners. He is proposing to remove four (4) buildings and replace them with a new larger building that will fit their needs. One of the buildings that will be removed was the original site for Little Nellie’s printing press. Little Nellie will be memorialized in the building with a corner stone and her story.

Councilman Metzler reviewed that as part of the meeting with the Historic Preservation Board Crane submitted a proposal for a historic looking brick building. It was determined that the brick structure didn’t blend with the Four Corners. This new design will keep in line with other businesses in the Four
Corners area. The suggestion to memorialize Little Nellie came from our Town Historian, Kathy Kanauer. Metzler suggests Crane continue to work with Kanauer to obtain historical photos for the interior of the new building. The Historic Preservation Board is okay with removing the old building, but expressed concern with the layout of the North wall.

Crane reviewed the existing buildings and then went over the proposal for the South side of the building. He is proposing two (2) exterior windows with landscaping. He would like to add outdoor dining which would open into the existing park area. Exterior sidewalks would be connected to the park and extend to other businesses in the area. The park currently does not get used and he feels by adding outdoor dining, the park would get utilized more.

Metzler added that Crane is interested in partnering with the Town to connect the proposed outdoor dining to the park. The outdoor dining could be shared with other restaurants in the area.

Crane stated that the area is growing and is busy especially in the summer months.

Councilwoman Kohl inquired if there will also be indoor seating.

Crane said yes, and reviewed the interior floor plan. Crane also said he could donate benches and metal trash cans for the park area.

Councilman Quinn asked if the northern wall will extend to the edge of the property.

Crane said the project will be completed in two (2) phases. We do not want to close down the business. During the first phase three (3) buildings will be removed, and the foundation, for the new building, will be completed by November. During phase two the existing restaurant building will be removed, and will become a parking lot. If unable to pave due to the weather, it would be stoned.

Quinn asked if there will be access to Five Mile Line Road?

Crane said there is currently a two (2) way driveway. He has spoken with the Department Of Transportation and a two (2) way driveway is permitted. Crane continued to say he would only like an entrance from Five Mile Line Road. There are multiple exits from the parking area.

Jim Costello said the Monroe County DOT had concerns regarding the driveway entrance. Cars that were traveling north trying to make a left had turn, could back up into the Penfield Road intersection, which is a state road. The county will approve the entrance road if the two (2) parking spaces on the right side of
Five Mile Line Road are removed. This would allow traffic to pass on the right as cars stacked making a left turn into the entrance driveway.

Quinn asked if the entrance point will remain the same?

Crane said the entry will be moved slightly north, approximately 20 feet.

Councilwoman Kohl asked if Crane would also advocate that patrons use the church parking lot across the street?

Crane said yes, there are about 30-35 spots in the church parking lot, which is used for employee parking. In the evenings employees park at the bank or in the municipal lot.

Costello said this redesign includes landscaping on the south and west sides of the building. Some landscaping may also be added to the north side, but may be problematic because of the need for sidewalks.

Crane added that there is no sun on the north side, which is not conducive for a garden.

Costello added that the windows on the proposed north side are fake. Crane will be requesting a sign and add gooseneck lighting.

Kohl suggested adding awnings to dress up the north side.

Metzler suggested changing the windows to pillars, it would vertically break up the wall. Metzler asked for clarification in that the sign on the north side would be an extra sign.

Costello said Crane will be requesting three (3) signs.

Quinn inquired about the elevation.

Crane said the elevation would be 25’ 9”.

Kohl asked if there would be a second floor?

Crane said no. We have worked on this design to hide the roof vents, gutters, air conditioners and exhaust fans. The architect has made sure nothing is visible from the road.

Kohl inquired about the dumpster.

Crane said it already exists and is enclosed, so it will remain the same.

Kohl asked about seating capacity.
Crane said inside will have 60 seats. It will be mostly tables, but will include 3 or 4 booths.

Kohl asked if there would be a buffet or salad bar?

Crane said no, his business is more impulsive, mostly lunch business. The interior space will be open, family style. There will also be Wi-Fi.

Kohl inquired about the Little Nellie tribute.

Crane said on the north side of the structure will be a tribute to his brother, Jeff Crane. On the park side there will be a tribute to Little Nellie. They are going to save a hunk of wood from the original structure that housed Little Nellie’s printing press; it will be bronzed and her story will be put on it.

Kohl stated that the Daniel Penfield statue currently resides in the park. It would be nice to add an informational kiosk to explain historical references in the area.

Crane said he would like to donate benches to the park and could also add a kiosk of the same material. He wants the outdoor dining area to blend into the park. Crane also said there will be a need for additional garbage cans and he will take responsibility for the trash. Chairs could also be added, and we can discuss this further. Crane then showed the Board samples of the brick. He also showed samples of the color selections; an autumn tan for the exterior with a lighter tan for trim.

Metzler added that these materials were also shown to the Historic Preservation Board.

Kohl asked Crane if he would be partnering with anyone?

Crane said no. We could discuss adding signs along the path that would direct patrons to the yogurt store in the back.

Quinn asked about deliveries.

Crane said all deliveries would be to the rear of the building.

Costello stated that Crane’s parking lot will be tied to Bob Lindsey’s parking lot, who is in attendance this evening, and the next guest on the agenda. There is concern about the parking lot area being used as a cut through.

Supervisor LaFountain said we will work on cross access easements and will review the layout of the parking lots further.

Councilman Moore stated that he appreciates Crane’s commitment to the outdoor dining area. It will complement the park and the outdoor dining area is a nice transition. The Wi-Fi is a nice
addition and the path will complement other businesses in the area.

Crane said he is trying to create a destination location for families, moms and kids.

The Board discussed and decided to allow Crane to move forward.

Costello said this will be a Type 1 SEQRA; we will have to make findings and a determination. Crane will make an application to the Board and will begin the process.

Costello said the Town Board will most probably be the lead agency. The Historic Preservation Board will write a letter of recommendation.

LaFountain asked Crane to work with Costello on the next steps.

- Bob Lindsey, 2105 Five Mile Line Road - Costello
  Jim Costello introduced Bob Lindsey who has been awarded two (2) Jeff Crane awards. He is interested in adding to the barn that houses Yotini Frozen Yogurt Bar for Mia’s Nail Creations.

Bob Lindsey started by saying he likes the Mark’s Pizzeria concept and proposal. We want to bring the Four Corners back as a destination spot. The barn will have the roof line dropped and we will keep the original foot print. A 1,200 square foot addition will extend out from the existing building. We will lose a couple of parking spots, but will re-work the parking near the apartment complex. The salon is a low impact business. Mia’s Nail Creations has been in their current location for 20 years. They have outgrown the space and are looking for ADA accessibility. They are losing clients who cannot climb the stairs to the second floor.

Supervisor LaFountain asked what is the salon’s current square footage?

Lindsey said approximately 900 sq. ft., but it is broken up. They utilize the second floor of an old house.

Councilwoman Kohl asked if Mia will be expanding her business.

Lindsey said no, more accessibility is required. The upgrade of Mark’s Pizzeria includes removal of a building that housed a salon.

Kohl asked if there are other buildings in the area that have potential for expansion?

Lindsey said he would like to do a similar improvement to the old library. He would not take it down, but add to it.
LaFountain asked if Lindsey would keep the old library residential?

Lindsey said he would like to house a small office, like an attorney’s office.

Costello said Lindsey is showing the concept plan. He has been meeting with both Costello and Benway regarding this project. Additional engineering design still needs to be done.

LaFountain inquired as to the size of the property.

Lindsey said just under two (2) acres.

Councilman Moore inquired as to the look of the architecture.

Lindsey said it would be the same as the barn, just an extension. The siding and the windows will follow through.

LaFountain asked if there were any comments from the Historic Preservation Board?

Costello said Lindsey spoke with the Historic Preservation Board last month and they like the concept and will be following through with a letter of support.

Supervisor LaFountain asked Lindsey when he would like to start?

Lindsey said he would start as soon as he receives approval. The salon would like to move in by November.

Councilman Quinn asked if a schematic could be put together showing both Crane’s project and Lindsey’s project. If both projects are going on simultaneously will there be a traffic impact?

Lindsey said he didn’t think there would be an impact because there are several access points.

The Board discussed and agreed to allow the addition.

Costello advised Lindsey to get the engineering work done and have it submitted to the Board.

LaFountain added, we want to verify that a walking flow is maintained while both projects are going on.

VI. ACTION ITEMS

Law and Finance
1. Bayside Flooring, 50 Wilbur Tract Road – Costello.
Jim Costello reviewed that the Public Hearing was held on June 4, 2014. No comments have been received. This building was originally a trucking operation. They propose opening a flooring
showroom, which is a conditionally permitted activity within the
district. Costello suggests if approving this showroom, he would
like to see some requirements in the Resolution to improve the
exterior of the property. Costello continued to say the
applicant will be requesting a sign on Empire Boulevard, which
may be in the ROW, so they will be applying to the state. There
will be no signage on the building. The building is currently
being used as a warehouse facility, the owner didn’t realize a
Public Hearing was required to add a showroom.

The Board discussed and agreed to allow the flooring showroom.

Costello said the building and the landscaping will need to be
cleaned up. The east side of the building is near a wetland
area. A Resolution will be submitted for the June 18, 2014
Legislative Session.

2. Water Special Improvement District, 2152/2164 Fairport Nine
Mile Point Road – Costello
Supervisor LaFountain reviewed that the Public Hearing was held
on June 4, 2014. This is a requirement from the Monroe County
Water Authority and all costs are borne by the businesses that
would utilize the hydrants, excluding Doodlebugs.

The Board discussed and agreed to allow the Special Improvement
District. A Resolution will be submitted at the next Legislative
Session on June 18, 2014.

3. Donation of Amish Property, 1454 Fairport Nine Mile Point Road
— Costello
Supervisor LaFountain reviewed that the Amish family is selling
everything on the east side of their property. They have decided
to donate the west side to the Town in memory of their family.
The west side of the property contains a creek, wetlands and
marsh area. The tax impact is only a couple of hundred dollars a
year. This has been reviewed by Town Attorney Horwitz.

LaFountain continued to say, this property can be tied to the
land to the north and could contain passive park and trail
system.

Councilman Quinn inquired about maintenance costs.

LaFountain said he would take recommendations from Town
Landscaper, Bruce Zaretsky. This would fall under the wander mow
category and be maintained as passive open space.

Councilman Moore asked for clarification of the location.

Jim Costello said the property is located just north of Northrup
Road, south of Plank Road.

The Board discussed and agreed to accept the property.
A Resolution will be submitted for the next Legislative Session on June 18, 2014.

Public Works
1. Bid Results for Catch Basin Repair – Williams
Ronnie Williams submitted a summary of the bids received to the Board for its review. Williams stated that four (4) bids had been received from the six (6) contractors that requested specifications. AP Property Services is the lowest bidder at $950 for 30 basins with restoration.

Councilwoman Kohl asked where is AP Property Services located?

Williams said NYS RTE 104 in Ontario.

Councilwoman Quinn asked if they have done work with the Town in the past.

Williams said they are currently doing catch basin work on Empire Boulevard near the hardware store. They are widely known for their work capability.

Supervisor LaFountain added that AP Property Services was also the low bidder to provide Residential Snow Plowing.

Williams stated that this is a budgeted item. We have funds to cover replacing 30 catch basins. Our employees are currently restricted with the existing work load and we are looking to contact services out. Currently there are 60 catch basins that are in dire need of replacement. Some have collapsed and there are cones over them for safety. There is an urgency to get this work done. If we had to do this work in house, we wouldn’t get to it until possibly late fall or early winter.

LaFountain said Williams has $35,000 in the 2014 budget to replace the catch basins. The total cost would be $28,500. There may be an opportunity to do some additional catch basins as they go along. Some of these catch basins are 30 years or older. LaFountain continued to explain that the old catch basins will be removed and a pre-cast will be put in. Everything will be tied together and it will last a long time.

Williams added that the Town is specifying the materials and there will be a Quality Assurance process for inspection. There is a sign off process when the work is completed. If there is an issue it will be caught before it is completed. We can also keep tabs on the work being performed.

LaFountain added that 90% of the existing catch basins were put in by contractors.

Williams stated that we can do some flushing while the basins are being replaced. The pipes will be inspected and sleeved if necessary.
LaFountain added that the Watershed Management Committee had noticed some pipes being replaced near Charlie Browns and inquired if they could be sold for scrap. Benway and Williams were able to have this material sold for scrap.

Councilwoman Metzler thanked Geoff Benway for following through on this.

The Board discussed and agreed to award the bid to AP Property Services.

LaFountain instructed Williams to have a Resolution prepared for the next Legislative Session on June 18, 2014.

2. Review of Sidewalk Bids – Benway

Geoff Benway submitted a summary of the bids received to the Board for its review. Benway stated that only two (2) bids were received. Heinz Construction Concrete came in at $44/ft. and Ironwood Heavy Highway at $51/ft. The Monroe County contract is for $37/ft., which is controlled by Sunshine Concrete. Benway continued to say he spoke with Heinz Construction Concrete regarding their bid. They had a concern because many of the sidewalks are located on state highways and the bid included extra for maintenance protection of traffic which is higher than the standard. Benway asked them to remove this additional cost from the bid and to see if they can match the Monroe County contract price of $37/ft. Benway said the options are to re-bid, use a modified bid or take the Monroe County bid.

Councilman Quinn asked Benway if he spoke with the other bidder also?

Benway said no, but he could. Benway added there is also an outstanding FOIL request for the results of this bid by a Reed Construction Data News; they are an agency that operates a cost estimating booklet.

Supervisor LaFountain said we have an obligation to offer a re-bid to both companies. LaFountain instructed Benway to touch base with Town Attorney Horwitz and make sure he follows the discussion process. LaFountain asked Benway if there is no action on this until July 2, 2014, would the bids still be valid?

Benway said we have 45 days from the time the bids were opened which was May 15, 2014.

LaFountain said we will review with Town Attorney Horwitz. He asked Benway to speak to each bidder to see if they can match the Monroe County Contract price of $37.

Public Safety - None

Community Services - None
VII. INFORMATIONAL ITEMS

Law and Finance - None
Public Works - None
Public Safety - None
Community Services - None

VIII. HELD ITEMS
1. Special Improvement District/Pond Ownership - Benway
2. Bayview Landing Subdivision - Costello

IX. Old Business - None

X. New Business - None

XI. Executive Session - Real Estate, Litigation and Human Resource Matters - None

XII. Adjournment - Supervisor LaFountain adjourned the Work Session at 8:36 PM.

Lisa Grosser, Deputy Town Clerk