Town Board Work Session Agenda
October 08, 2014
7:00 PM

I. Call to Order

II. Approval of Minutes – September 10, 2014

III. Monthly Reports - None

IV. Public Hearing – None

V. Guests – 7:00 PM
   • Chris Bilow – Debrief of Recreation Programs
   • Christine Papp – Acupuncture Office at 1788 Penfield Road – Costello
   • Keith LoPresto – 5K Run – Gilda’s Gallop

VI. ACTION ITEMS

   Law and Finance
   1. Southpoint Marina DEIS/FEIS – Determination of Substantive Comments – Costello
   2. 2154 Fairport Nine Mile Point Road, Office Building Public Hearing – Costello
   3. 2146-2150 Fairport Nine Mile Point Road – Fallone Complex – Costello
   4. Ashlyn Rise Subdivision – Transfer of Property – Costello
   5. Windham Woods Resubdivision – Costello
   6. 2107-2111 Five Mile Line Road – Mark’s Pizzeria - Costello

   Public Works
   1. 1318 Hatch Road, Sidewalk Waiver – Valentine
   2. 1469 Jackson Road, Sidewalk Waiver – Valentine
   3. Adoption of Intermunicipal Agreement with Monroe County for the Stormwater Coalition – Benway
   4. Discussion of 15’ Waiver of 200’ No Disturbance Limit for Walmart at Baytowne – Benway
   5. Excavation Permit for Pond, 1830 Sweets Corners Road - Benway

   Public Safety - None
   Community Services - None

VII. INFORMATIONAL ITEMS
   Law and Finance - None

   Public Works
   1. Manse Lane Drainage Initial Update – Benway

   Public Safety - None
   Community Services - None

VIII. HELD ITEMS - None

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
Lisa Grosser

II. Approval of Minutes – 9/10/14
CW Metzler moved for the approval of the Minutes of September 10, 2014, CM Quinn seconded the motion.

III. Monthly Reports – Reports are due on Friday, October 10.

IV. Public Hearing – None

V. Guests 7:00 PM

- Chris Bilow – Debrief of Recreation Programs
  Chris Bilow was not in attendance and this item will be held for the next Work Session on October 22, 2014.

- Christine Papp – Acupuncture Office at 1788 Penfield Road
  Jim Costello introduced Christine Papp and Stephanie Vaisey who will be running Penfield Therapeutic Massage out of the same area as the Acupuncture Office. Papp has submitted her NYS license, and we will also need a copy of Vaisey’s license.

Christine Papp, who operates Meraki Acupuncture, stated she is a New York State certified acupuncturist and her operation is appointment based and she sees between 20 to 40 patients per week. She plans to open on November 1, and her hours of operation are Monday and Wednesday from 10:00 AM to 6:00 PM, Tuesday and Thursday from 3:00 PM to 8:00 PM and Friday from 9:00 to Noon. They will utilize the existing sign and have requested a design change. The business will occupy Suite 3 of the building at 1788 Penfield Road.

Costello advised Papp that the Town Board will have to approve the size and design of the sign. He inquired as to how many patients will be seen.
Papp said she averages two (2) patients per hour, for an 8 hour shift she would see 15 patients, a 6 hour shift, she would see 11 patients and for a 5 hour shift, she would see 9 patients.

Supervisor LaFountain inquired about the square footage of the space.

Papp said they will occupy 800 square feet.

Councilman Quinn asked the hours of operation for Penfield Therapeutic Massage.

Stephanie Vaisey stated Monday 1:00 PM to 9:00 PM, Tuesday 9:00 AM to 1:00 PM, Thursday 12:30 to 4:30 PM and Saturday 8:00 AM to Noon.

LaFountain asked if there will be additional employees.

Both stated they will be sole operators.

Councilwoman Kohl inquired about exterior lighting.

Papp said they would utilize the existing exterior lighting, and the parking lot is lit.

Metzler asked how many parking spaces do they anticipate needing.

Papp said parking for three (3) customers, plus her own car. They plan to have an Open House on November 8th from 10:00 AM to 2:00 PM and more parking would be needed that day. Papp added that she has purchased a patient base from another practice.

Costello verified that their space in the building is leased.

Papp stated they have signed a two (2) year lease from Penfield Holdings, LLC.

Kohl asked if there is shared parking in the area.

Costello said yes, all of the parking is shared.

Papp said they are taking the first floor of the building, which used to be the flooring store. There are existing businesses on the second floor.

The Board discussed and agreed to approve the business through the streamline process.

Supervisor LaFountain reviewed the next steps. He directed Costello to write a letter listing conditions including required inspections and required permits for remodeling. The applicant should anticipate receiving the letter next week. LaFountain also requested that copies of both applicant’s NYS licenses to operate must be submitted.
He advised the applicant to discuss with Costello the process for obtaining building permits for remodeling.

- Keith LoPresto – 5K Run – Gilda’s Gallop
Jim Costello introduced Keith LoPresto from the Penfield Sport and Fitness.

Keith LoPresto submitted a brochure and map to the Board for its review. LoPresto stated he is interested in organizing a 5K run to benefit Gilda’s Club. They are partnering with the Pour House for a party after the event. The event is planned for Saturday, November 22 to start at 11:00 AM. The route is planned to start and end at Penfield Sport and Fitness, travel up Panorama Trail, circle around and return. LoPresto has contacted local businesses and has secured over 200 parking spots for participants. He has spoken to Chief Ebmeyer and he will provide fire police for traffic closures on Panorama Trail.

LoPresto continued to say he is working with Nancy from the Penfield Varsity Club and they will provide water tables and assist with parking for the runners, an ambulance will also be on site. This will be the first annual run.

Supervisor LaFountain stated the biggest concern is the traffic on Panorama Trail. Saturday has the highest volume and 11:00 AM is the busiest time for traffic. The run will take up both lanes and Panorama Trail will have to be shut down for over an hour.

Councilwoman Metzler asked how the 11:00 AM start time chosen. That is the prime time for traffic on Panorama Trail.

LoPresto said that start time was chosen, because participants are invited to the Pour House for lunch after the race.

Metzler stated that there is concern with shutting down the road. Is there an alternate route?

LoPresto said he spoke with Linanne at Recreation and discussed an alternative route near the Community Center.

LaFountain asked LoPresto about his conversation with Chief Ebmeyer, what has he promised to do.

LoPresto stated that Ebmeyer said he would provide volunteers to help with traffic.

Councilman Quinn asked if the plan was to close down Panorama Trail completely.

LoPresto said yes, we plan to close Panorama Trail at Farm Brook Drive.

Metzler stated that there would be no through traffic from Atlantic Avenue to Panorama, including emergency access.
Quinn asked when Panorama Trail was closed for construction, how many notifications were sent to residents.

Costello said probably several hundred.

LaFountain asked if is there is 360° access to Manitou Lake.

Costello said yes, there could be a route down Old Penfield Road, around Manitou Lake and back to Penfield Sport and Fitness.

LaFountain said this would keep the start and finish at Penfield Sport and Fitness as requested. LaFountain continued to say there is concern regarding the traffic on Panorama Trail. We saw what happened, when the road was closed for construction in the past. There are many residents that require access to that road. Panorama Trail is the main access between Atlantic Avenue and Panorama Plaza. LaFountain asked Costello to contact the owners of Manitou Lake to see if we can access their property to get the 3.1 miles; this would keep runners off the road.

LoPresto said we can map out a new route.

LaFountain asked LoPresto to work with Costello on moving the run off Panorama Trail.

VI. ACTION ITEMS

Law and Finance

1. Southpoint Marina DEIS/FEIS - Determination of Substantive Comments - Costello

Jim Costello stated that the FEIS has been submitted and the Board has reviewed. The public comment period ended on September 19, 2014. Costello recommends that all comments received are substantive except the comment received from Suku Mennon regarding the sedimentation of the bay.

Costello continued to say he met with Jess Sudol and Anthony Daniele and they have responded to each of the comments. Those responses were sent to the Board for its review. The Board will need to verify if the responses are complete or if additional documentation is necessary.

Supervisor LaFountain stated that the Board needs time to review the comments and responses.

LaFountain stated that two (2) comments were received after the comment period was closed. Both comments had been previously received by other submissions and addressed.
Costello said he spoke to both individuals who submitted comments after the comment period was closed. They have been advised that their comments will not be part of the FEIS, but will be part of the project record.

LaFountain said he appreciates the work that has been done to summarize and address the comments. This will give the Board a good starting point. The Board will review everything completely and at the next Work Session on October 22, 2014 if anything additional is needed we will address it at that time.

2. 2154 Fairport Nine Mile Point Road, Office Building

Public Hearing – Costello

Jim Costello reviewed that the Public Hearing was held on September 17, 2014. Two (2) issues remain, first the applicant is requesting a two (2) foot waiver from the 75 foot setback requirement. The applicant feels this waiver will give them more traffic control on the site.

The second issue is a landscaping plan. Costello recently met with the neighbors, Dr. Fallone, David Moon of Marathon Engineering, Bruce Zaretsky and Heinrich Fisher the landscaper for the project, walked the site. We identified what needs to be done, there are existing pine trees that need to be embellished. An overall landscaping plan will be prepared for all properties which will take care of the entire site. Everyone is in agreement that the embellishment will satisfy their requirements. The final landscaping plan can be a condition of approval.

Costello continued to say the two (2) foot encroachment is in the area where the BN-R district and the R-1-15 district setback was increased from 50 feet to 75 feet. Costello said he doesn’t think you will be able to see the difference in the setback. The tree line which was installed as part of the Doodlebugs project has matured nicely and additional landscaping will be added behind the building to supplement gaps between the existing trees.

Geoff Benway stated that the changes in the parking, which causes the two (2) foot encroachment, was dictated by safety concerns along the access road. The front of parked cars would have extended into the access road.

LaFountain asked if the building size could be reduced to maintain the 75 foot setback.

Benway said yes.

Eric Schaff, Marathon Engineering said the proposed plan includes a drive aisle which is 23 feet wide versus the 24 foot standard. There is also a barrier which is now +/- five (5) feet wide. With the requested 73 foot setback, we would have a five (5) foot buffer between the north and south driveway. This buffer could then be used to add a foot to the drive aisle to meet the 24 foot
requirement. The applicant wants to maximize the interior square footage and a reduction in the building size would impact the overall project. If the building had to be reduced, his client would have to go back and make some hard choices regarding the project.

LaFountain said the 75 foot setback was established as a condition of approval for the incentive zoning before this project was introduced.

Schaff said the homes to the east angle away from the plaza. The impact is not the same on the southern end as it is on the northern end. The buffer could be maintained with a 73 foot setback. Schaff referred to a revised drawing submitted by Henrich Fisher which substantially beefs up the buffer, in addition the landscaping in the back of the project area will be maintained.

Costello said we have also discussed holding money in a Letter of Credit until the landscaping is completed to the resident’s satisfaction. The landscaping will be continued beyond the building along the parking area.

Councilman Quinn asked if the door placement had been reviewed.

Costello said changing the doors would be problematic because a hallway would have to be added which would have to meet the State Building Code as there would be no direct egress from the leased area. The lighting over the entrances will be muted and won’t impact the neighbors.

Metzler asked if the applicant was aware of the 75 foot setback before the project was designed.

Costello said yes, but PRC asked for modifications from the original design for the parking and driving area. The size of the driving lane needs to be increased because it was not a safe situation and the applicant is constrained by the pre-existing placement of the driving lane which also serves Doodlebugs.

Schaff added that as the design progressed the sidewalk was squeezed. PRC recommended the modifications to maintain the sidewalk. We are close with a two (2) foot gap. The original design was a straight building, but it was requested to go with something with a more residential character. A cookie cutter square design was not wanted. We are trying to satisfy and maintain all elements of the project.

Councilman Moore stated he feels two (2) feet could be found in this project. Can the sidewalk size be reduced?

Benway said the parking spaces abutting the sidewalks and are only 18 feet deep. Five (5) feet of clearance is required for handicapped accessibility.
Moore asked if concrete barriers could be added to the parking spaces to prevent cars from getting near the sidewalks.

Benway said then an 18 foot parking space would be reduced to 16 feet, and some cars won’t fit.

Quinn asked if seven (7) feet of sidewalk is required.

Benway said seven (7) feet is a standard for commercial operations. We also want space for landscaping.

Costello added that the dumpster has been relocated. The applicant has provided parking and will provide landscaping.

LaFountain stated that drainage would be sent to the existing pond near Doodlebugs.

Metzler asked if the two (2) foot discrepancy had been discussed with the neighbors.

Costello said yes, when lined up from Doodlebugs and walking the site you cannot tell there is a two (2) foot difference.

Metzler asked if residents had any comments about the two (2) waiver.

Costello said no, they want additional buffering to fill in the gaps. The building will block much of the street lighting. The key is buffering neighbors from the project. Once the project is complete we will go back to the neighbors and if more landscaping is required the applicant has agreed to add it.

Councilwoman Kohl said the key is landscaping, the residents need buffering. She supports the two (2) foot waiver. There are constraints because of the sidewalk mandate and we want a more attractive building.

LaFountain asked if the Board wants to see the landscaping plan prior to the draft resolution.

The Board agreed they would like to see the landscaping plan first.

Schaff said there is no difference to the landscaping plan then the one that is before you now. He can forward electronic copies of this plan if needed. We have agreed to embellish buffering post construction if necessary.

Quinn asked about the property to the north, will that property meet the 75 foot setback.
Costello said even with an additional building, the tree line will stay and remain as is. The trees are thick and buffer the neighbors well. Costello added that there is discussion now of not doing the additional building in the back, but to move it up near the Trau property. The area may stay in its current stated.

LaFountain asked if there are PRC comments.

Costello said we have only discussed technical issues, not landscaping. He will verify there are no PRC comments pertaining to landscaping.

Schaff said he received marked up PDF’s regarding landscaping and he could forward those to the Board.

Metzler said she is in support of the two (2) foot waiver. The applicant has gone beyond what is required. The landscaping is the critical part to the residents.

The Board discussed and LaFountain directed Costello to submit a draft resolution for the Board to review. The resolution will be submitted at the next Legislative Session on October 15, 2014.

3. 2146-2150 Fairport Nine Mile Point Road, Fallone Complex – Costello

Jim Costello stated that Mr. Fallone attended the meeting with the neighbors yesterday. There is a possibility the building to the rear of the property may be eliminated. Fallone is looking to purchase the Trau property. Landscaping has also been an issue for this application both for buffering and building plantings. Landscaping can be a condition of approval. Geoff Benway, Town Engineer has been working with John Shields regarding the stormwater management.

Costello added that a sign package will also have to be submitted and could be a condition of approval. If approval is given for the back area, landscaping would have to be immediately addressed.

Councilwoman Kohl asked if the Trau property is acquired would the applicant complete the access road.

Costello said it is preliminary at this point, we only have final approval for one (1) building. Fallone will build the access road as a condition of approval for the first building in the next phase of development. Costello has asked Fallone for a hand drawn plan.

The Board discussed and agreed, a resolution will be prepared for the next Legislative Session on October 15, 2014.
4. Ashlyn Rise Subdivision – Transfer of Property – Costello

Jim Costello reviewed that with the original subdivision approval, the sanitary sewer was planned to go through the Miller property and an area was to be deeded to the Town for sewer access and a walkway. The sewer is now connecting to the Town of Perinton. The Town of Penfield no longer requires the transferred property and it can now be included in the three (3) lots of Ashlyn Rise.

Supervisor LaFountain asked to confirm that the lots will be 215, 216 and 217.

Costello confirmed and stated that the Town has not yet taken the deed for the transferred land, but a new resubdivision map will need to be filed with the adjusted lines. The Town also obtained an easement on Miller’s property which is no longer required. Costello recommends releasing the easement on the Miller property also.

LaFountain asked if PRC thought there may be a future need for the easement.

Costello said no, there is no need for access. Much of the property is wetlands and would have to be improved to be used as a walking trail.

Councilwoman Kohl asked if the walkway was suggested instead of adding sidewalks.

Costello said yes, but the sidewalk was extended to his property.

LaFountain said there was Incentive Zoning consideration for access for sidewalks and a boardwalk.

Costello said the incentive was $15,000, which required permits from NYS DEC. Since the original discussion the sidewalks have been extended to Fellows Road.

Councilwoman Kohl stated that consideration was given for the sidewalks.

Costello said the Town had asked NYSDOT to include sidewalks in their NYS RTE 441 project and they could not.

Kohl asked what is the distance to the existing sidewalk?

Benway said approximately 1,000 to 1,200 feet which would cost $30,000 to add sidewalks.

Costello said the wetland area is near the right-of-way and that is why the NYS DOT didn’t want to do it.

Quinn said the now is the time to transfer the property, before the lots are sold.
Costello said the berm could now be moved over and that would give more usable space for the backyards.

LaFountain said we need to review the approval resolution and make sure we are staying true to the incentive zoning.

Costello said he would forward the approval resolution to the Board for its review.

LaFountain said the transfer makes fundamental sense, we just want to review the original resolution. This item will be held for the next Work Session on October 22, 2014.

5. Windham Woods Resubdivision – Costello
Supervisor LaFountain reviewed that the Public Hearing was held on October 1, 2014.

Jim Costello said he met with Michael Cavalcanti and Geoff Benway last week. Costello submitted a list of PRC comments to the Board for its review. The comments include identifying the Town property adjacent to Windham Woods, location of the culvert, relocate property line over the culvert, tie catch basins together and discharge into creek, walkout elevations of lot 214A adjusted to 2’ above the 100 year pond design, obtain work release from lot 212 to install culvert, install rip rap along lot 212, present DEC permit to install culvert, install a stockade fence over the top of the sidewalk that goes over the culvert and connect Windham Wood sidewalks to the Crown Point sidewalks.

Mr. Cavalcanti has agreed to address each of the comments.

The Board discussed and agreed to allow the resubdivision.

Supervisor LaFountain directed Costello to prepare a draft resolution for the Board to review. The resolution will be submitted at the next Legislative Session on October 15, 2014.

6. 2107-2111 Five Mile Line Road, Mark’s Pizzeria – Costello
Jim Costello said we have worked out the technical aspects of the project. There are some remaining aspects which Geoff Benway has been speaking to Scott Harter about.

Costello continued to say the Historic Preservation Board has reviewed the architectural details and met with Chris Lopez. The new design offers more elevation for transition with other buildings in the Four Corners. Mira Mejibovsky of the Historic Preservation Board has suggested the flat wall of the building be modified to balance the walls. The Historic Preservation Board will defer to the Town Board regarding the final decision and the interior design will stay as it was originally proposed.
Councilwoman Kohl added she likes the design of the building as it is now. Chris Lopez suggested a rectangular building as dictated in the Four Corners Design standards.

Costello continued to say Mira has suggested to break up the flat wall with an indentation, which will provide some relief on the flat front of the building. Costello said Lopez prefers the flat exterior on the building.

Councilman Quinn asked if the pillars will be extended.

Costello said no, the pillars are four (4) feet on the end, they do not extend and support the overhang in the front of the building.

Councilman Moore confirmed the front elevation will be facing Five Mile Line Road.

Costello said if we break up the front of the building with indentations, we may want to do the same on the sides. Lopez doesn’t feel the walls need to be broken up.

Mark Crane said we spent time working with Chris Lopez on this design. If the Historic Preservation Board wants a change, he is open to it.

Councilwoman Metzler said we should defer to Mark, at this point we are only tweaking things. Mira is an architect, but it is preference at this point.

Crane said Lopez’s redesign was to meet the Four Corners Design Standards.

LaFountain said the Historic Preservation Board has fundamentally approved this plan. Mira has suggested breaking up the wall of the long flat building.

Quinn said he is comfortable with the exterior design. He asked, what is the plan for the fence in the deck area?

Crane said wrought iron fence around the area.

Quinn suggested to fence the front of the building to the north similar to the wrought iron fence on the retaining wall across the street. This would add continuity to the area.

Costello clarified that Quinn would like to see similar material used, but not a closed fence.

Quinn said yes, so it looks similar but the openness to the park should remain, it shouldn’t be closed off.

Crane said he is going to take up the existing pavers and reuse them for the new patio.
The Board discussed and agreed to the final design.

Costello said there are a few things that still need to be finalized, the quid pro quo for park use, the fence and sign design which will all be conditions of approval. Costello will begin working on these.

Councilwoman Metzler asked Costello to keep the Historic Preservation Board in the loop.

LaFountain directed Costello to prepare a draft resolution for the Board to review that will be submitted at the next Legislative Session on October 15, 2014.

Public Works
1. 1318 Hatch Road, Sidewalk Waiver - Valentine
Geoff Benway submitted a PRC memo to the Board for its review. The property has 309 feet of frontage on Hatch Road. The sidewalk could be extended north to Webster and 1500 feet south to Plank Road. There are currently no sidewalks on Plank Road. The north side could be continued from Triple Diamond Way to Plank Road. For the remaining 150 feet they would like a waiver because it would be a dead end sidewalk. Benway suggests charging $500 for lot 1 and a partial waiver of $200 for lot 2.

Jim Costello asked if there is a grade change.

Benway stated that there is a grade change and we could obtain an easement and sidewalks could be partially installed in the right-of-way.

The Board discussed and agreed to allow the waiver.

2. 1469 Jackson Road, Sidewalk Waiver - Valentine
Geoff Benway said this is the D’Angelo property which has already been granted a waiver for sidewalks within the development. The applicant would also like a waiver for the sidewalks along Jackson Road. The property has a State wetland and buffer along the right-of-way. D’Angelo is concerned he would need to obtain a permit from the NYSDEC to install sidewalks in the wetland and buffer. D’Angelo would only like to install sidewalks along the west side of the Jackson Road north of the new subdivision road. Benway added that PRC has not yet discussed this waiver.

Supervisor LaFountain asked that this be held until PRC can review. He also asked that the developer verify that NYSDEC will not allow sidewalks in the wetland/buffer. This item will be discussed again at the next Work Session on October 22, 2014.
3. Adoption of Intermunicipal Agreement with Monroe County for Stormwater Coalition – Benway

Geoff Benway said the Stormwater Coalition was established in 2000 and a new extension needs to be signed. The County manages the resources and members participate as a group, and pay a fee. The agreement would be standard and would cover a period of January 1, 2015 through December 31, 2019. The draft was reviewed by the County legal department and has been sent to Town Attorney Horwitz for review. The previous agreement has been active for 14 years.

Supervisor LaFountain inquired if there would be a difference in fees.

Benway said there would be no change in fees. We are still pursuing creating a Stormwater District which would be part of Monroe County Pure Waters and the fees would be added to the tax bill. Currently we are obtaining grants, because we are part of the coalition, to support the costs.

LaFountain added that fees would be pro-rated based on the size of the community.

Benway stated there are standard fees based on the MS4 being a village or town and confirmed that there is an additional pro-rated portion which is based on population. The final version of the agreement will have the fee structures.

The Board discussed and agreed. Benway will prepare a resolution authorizing the Supervisor to sign the agreement. The resolution will be submitted at the next Legislative Session on October 15, 2014.

4. Discussion of 15’ Waiver of 200’ No Disturbance Limit for Walmart at Baytowne – Benway

Geoff Benway said the applicant is aware of the requirement for the 200’ no disturbance limit. To address drainage behind the berm would require a catch basin. There is a large watershed that drains to the existing Walmart and to the north. The requirement would have them place an additional pipe under a 30 foot hill. The applicant is requesting to add a swale to direct run off to the existing basin near Brandt Point Drive. This would involve disturbance within the 200’ limit. Benway walked the area and submitted photos of the site to the Board for its review.

Costello asked if the area would be re-vegetated.

Benway said yes, they prefer a natural swale instead of the underground pipe.

Supervisor LaFountain asked what the cost difference would be between the swale and the catch basin.
Benway said he does not have the figures.

LaFountain said this change could open the door for more neighbor aggravation. Both the Planning Board and the Town Board worked hard to minimize impact to the neighbors. He believes the stormwater drainage should be done as it was originally approved.

Benway stated that he gave the applicant the option of installing the pipe before the earthwork. They do not want to maintain a catch basin at the opposite side of the property.

LaFountain added they would have to maintain a swale at the opposite side of the property.

The Board discussed and agreed not to allow the waiver. The work should be done as originally approved.

5. Excavation Permit for Pond, 1830 Sweets Corners Road - Benway Geoff Benway introduced Charlie Arena, owner of the property and John Stapleton, Marathon Engineering. Arena recently purchased additional property which includes an existing horse farm totaling 20 acres.

John Stapleton stated they would be coming for an administrative site plan approval within the next month. Mr. Arena would like to build a residence and an indoor riding ring. The land is rutted and can be wet. The applicant would like to have the pond installed this fall.

Supervisor LaFountain inquired about the pond size.

Stapleton said 100 ft. by 150 ft.

Councilman Quinn asked what the depth of the pond would be.

Stapleton said 15 to 18 feet deep. The existing water seeps out of the hill, this is to give the water a place to go. Footing is important for the horses and the water needs to be channeled into the pond.

Jim Costello asked if the property will be subdivided.

Stapleton said no. The existing home will become a farm office and used for storage.

Councilwoman Metzler asked Benway if he had any concerns.

Benway said no, the pond is on an existing watercourse and will not impact any adjoining properties.

LaFountain asked if the NYSDEC had any input.

Benway said no, there are no wetlands on site.
Councilman Quinn asked what would be done with the excavated material.

Stapleton said it would be used around the pond to create berms and planting areas. The area needs to be level for the horses.

LaFountain asked where drainage ties into.

Benway said it goes south into an existing culvert and that he will verify if any downstream problems exist.

Charlie Arena said there would be no change in the outflow.

LaFountain asked if the addition of the new structures may impact the drainage.

Arena said he is not adding impervious surfaces, he is replacing the existing riding ring in a different location.

Stapleton added with the retention pond, the drainage should be as it is now.

The Board discussed and agreed to allow the permit.

Supervisor LaFountain directed Benway to send a letter to the applicant including the conditions of the permit.

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance - None

Public Works

1. Manse Lane Drainage Initial Update - Benway

Supervisor LaFountain stated that Mr. Sierk spoke at the last Town Board meeting and requested we review the stormwater drainage in the area. Geoff Benway and Dennis Sanzotta did an initial review of the neighborhood.

Geoff Benway said the street was built in the 1940’s. There is a 24” culvert that drains the street to the south. The catch basins are overgrown and the CMP pipes have collapsed. They have exceeded the life expectancy, and do not meet current Town standards. The Monroe County Water Authority has requested we are cautious when digging because a water main that is located close by.

Benway stated they are going to flush the existing pipe and remove root intrusion. Possible drainage improvements may be required. The DPW should be able to get the main channel and the main culvert functioning by next year.
LaFountain said we need to get visibility of the pipe. The owners have done some work in the area. Also, there are dry wells located on the properties.

Benway said he was unable to locate the original subdivision plans and dry wells are not on his map.

LaFountain asked Benway to describe the drainage flow today.

Benway said the water flows from the pipe under Manse Lane. The roots need to be removed and pipe replaced. All swale lines need to be cleaned.

LaFountain said the drainage flows south to Meli’s site. He asked when the initial flushing will begin.

Benway said next week.

LaFountain added we should be able to use the camera to review the pipe after the flushing begins.

Benway said we need approval from the Monroe County Water Authority before we can clean the swales.

LaFountain asked if there are any drainage issues for the properties to the north.

Benway said they have fewer problems, but will also be reviewed as the project moves forward.

Councilwoman Metzler stated that all drainage on Manse Lane will be reviewed.

Benway reviewed the history of drainage complaints and there is only one (1) on record from 486 Manse Lane in 2006.

Jim Costello asked if the dry wells on the properties could be a contributing factor.

Benway said yes, they are like having a large cup in your yard and when it fills with water, it bubbles up. All properties were previously on septic and he believes the dry wells are located in the back yards.

LaFountain said the area was put on sewers in 1965. This will remain as a held item and we will review again at the next Work Session on October 22, 2014 after some initial work has been done.

Metzler asked that the Watershed Management Committee be updated on the progress.

Benway agreed to add it to the next meeting’s agenda.
Public Safety - None

Community Services - None

VIII. HELD ITEMS - None

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 9:23 PM.

Lisa Grosser, Deputy Town Clerk