Town Board Work Session Agenda  
October 22, 2014  
7:00 PM

I. Call to Order

II. Approval of Minutes – October 8, 2014

III. Monthly Reports - September

IV. Public Hearing – None

V. Guests – 7:00 PM – 
   • Chris Bilow – Debrief of Recreation Programs
   • Rudy Neufeld, 1223 Fairport Nine Mile Point Road
   • Keith LoPresto – 5K Run- Gilda's Gallop Update

VI. ACTION ITEMS

Law and Finance
   1. Ashlyn Rise Subdivision, Transfer of Property – Costello
   2. Southpoint Cove Apartment Complex Freestanding Sign – Costello

Public Works
   1. 1469 Jackson Road, Sidewalk Waiver - Benway
   2. Jackson Road Subdivision – Special District Extensions (Sewer and Special Improvement) – DiFrancesco/Benway

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance - None

Public Works
   1. Manse Lane Drainage Update – Benway

Public Safety - None

Community Services - None

VIII. HELD ITEMS
   1. Southpoint Marina DEIS/FEIS – Determination of Substantive Comments – 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
Lisa Grosser

II. Approval of Minutes – 10/8/14
CM Quinn moved for the approval of the Minutes of October 8, 2014, CW Metzler seconded the motion.

III. Monthly Reports - All reports for September have been submitted.

IV. Public Hearing - None

V. Guests 7:00 PM

- Chris Bilow - Debrief of Recreation Programs

Chris Bilow submitted the Summer Annual Report to the Board for its review. The report summarized programs by categories: Youth, Senior and Amphitheatre Events. Listed in each category were participation numbers for the most popular programs. Bilow reviewed each category and discussed each program. The season was very successful and there has been growth in each area.

Bilow continued to discuss some of the Special Events and Collaborative/Partnership programs that have been developed and hosted by Penfield Recreation this year. Also included were participation numbers for these programs. Bilow then went on to give an overview of the Youth Sport Leagues including baseball, softball, soccer and lacrosse.

Councilman Quinn commended Bilow on the success of the summer programs. He suggested Bilow look into adding programs for Youth during school breaks.

Bilow stated that they are currently discussing adding programs for school breaks. In the past we have had collaborative programs with the Eastside YMCA and have also worked with high school sports teams such as cheerleading and basketball.
Councilman Moore said he would like to see the success of summer camps replicated for school breaks such as Christmas, February and April breaks.

Bilow said approximately five (5) years ago we ran a program called Kinetic Camp, it was very similar to what we are discussing now. The participation numbers declined and the camp was eliminated. We are now looking to add that type of program back into our offerings.

Moore continued to say he would like to see a half day camp offered in addition to full day. Moore suggests a four (4) hour program consisting of arts/crafts, library and gym time. A field trip could also be offered. Parents will benefit because they wouldn’t have to take time off from work for a school break.

Councilwoman Kohl suggested partnering with Community Groups and the library for adults and seniors also.

Bilow said we continue to have discussions with the library. There has been a decline in adult programs, but we could look into doing a program including the library.

Councilwoman Metzler said there is a need for parents of school age children, but they may not need a full week of camp. She would like to see an offering where one (1) or two (2) days could be selected; a field trip would be beneficial.

Bilow said one of the programs that has stood the test of time is the bowling program and that could be offered during the school breaks.

Supervisor LaFountain stated the next brochure for the Winter/Spring programs will be coming out soon. Can we expect to see these new types of programs offered?

Bilow said yes, we will be offering day camp and specialized sports camp for youth during school breaks.

Metzler said she would like to commend Bilow on maximizing facilities and staff. Our programs are recognizable and staff continues to come back year after year which benefits our children.

- Rudy Neufeld, 1213 Fairport Nine Mile Pt. Rd.

Rudy Neufeld stated that he had recently purchased this property from Ron Verstraete, which previously was a nursery. Based on the success of the patio homes at Abbington Place, he would like to offer town homes on this parcel. The parcel is secluded and the exterior buffering of 20 to 30 feet would remain and only the driveway and subdivision sign would be visible from NYS RTE 250.
Peter Vars, BME Associates submitted the concept plan to the Board. The property is 340 feet deep and the layout is a replica of the Village Square subdivision. The existing house will be retained on a ¾ acre lot. The property is zoned RA-2 and consists of 6.7 acres which will be divided into three (3) lots. We are looking for Incentive Zoning and the project will be a classic infill. The area surrounding the project is suburban housing. The area is on the right/west side of NYS RTE 250. The lot sizes will be 7,500 sq. ft. which is the same size of the lots in Village Square and Abbington Place. Utilities including sewer and water are already available. There will be a buffer around the project which will be HOA controlled. There is a 25’ foot buffer to Cranberry Cove which has an existing 30’ foot Conservation area. The total distance between the two (2) subdivisions would be 55’ feet. There will be no significant traffic impact to NYS RTE 250. The proposal is for 24 units, plus the existing house. The density of 3.5 units per acre would be the same as Village Square.

Supervisor LaFountain inquired about the sewer capacity to the north. This had previously been discussed at the time Abbington Place was developed.

Neufeld stated that the sewer capacity for Abbington Place is from the Town of Webster. Visca Builders has another project on State Road. When the Visca project is completed there will be an easement down from the Town of Webster to add 500 sewer units. The Visca project will be completed sometime next year. This new project only has 24 units, but if it is necessary we can wait for the easement and the additional sewer units from Webster.

Supervisor LaFountain asked if this project had been discussed with the Town of Webster.

Neufeld said no, not yet.

Councilwoman Kohl asked why are you looking for Incentive Zoning and what is the incentive?

Vars said we are asking for Incentive Zoning because that is what was done with Abbington Place and Village Square. It is the path we know. We do not have suggestions for the Incentive Zoning, but would be willing to meet with the Town to see if there are specific needs in the area.

Neufeld added we are requesting Incentive Zoning based on history. Also, there is a Morton building on the property that he does not need and would be willing to donate.

Councilman Quinn inquired about the property line that meets at Abbington Place, will natural vegetation remain or will fencing be put up?
Neufeld said when Abbington Place was built it was explained to residents that there may be future development in that area. Neufeld continued to say there is not a lot of vegetation, a stand of pine trees exists ¾ of the way around the perimeter.

Vars added we will establish a buffer if one doesn’t currently exist in particular areas.

Councilman Moore asked if Neufeld had any conversations with the Cranberry Cove property owners.

Neufeld said no, not yet.

Moore inquired as to the price range of the town homes.

Neufeld said prices will start at $220,000.

Councilwoman Kohl asked if there would be any excavating and fill brought in.

Vars stated that all of the fill would be completed before the homes are started; the project will be done in a single phase.

Supervisor LaFountain inquired about the southwest corner of the Verstraete property.

Neufeld said that is lot #85, and is sold and a house will be built this year.

LaFountain said the Board will review and get comments back to Neufeld and Vars in the next couple of weeks.

- Keith LoPresto – 5K Run – Gilda’s Gallop Update

Keith LoPresto submitted a revised route for Gilda’s Gallop 5K race to the Board for its review. The route has been tweaked since the discussion at the last Work Session. Chief Ebmeyer supports this race and will supply Fire Police representatives. There will be volunteers to assist and the Fire Police will act as crossing guards to get runners across Panorama Trail. Most of the run will occur on sidewalks. LoPresto added that he met with Jack Odenbach and was given access to Manitou Lake, but is unable to prepare a trail around the lake in the short time frame.

Councilman Moore asked if the Fire Police will also be used at the intersection of Brook Hill Lane and the Genesee Conservation League.

LoPresto said Fire Police will assist at all intersections, including the entrances to M & T and Penn Valley.

Councilwoman Metzler said the new route is much improved and unique.
Supervisor LaFountain said the new route is better for all participants. LaFountain added that he recently met with Captain Clar of the Monroe County Sheriff’s Office, Zone A. He advised him of the possibility of the 5K race and will forward the details presented tonight. LaFountain suggested LoPresto also contact Captain Clar.

Councilman Quinn asked if a message board could be obtained to notify drivers heading south on Panorama Trail of the 5K race ahead.

LaFountain said that is a good point, he asked Benway to get the NYS DOT contact information to LoPresto so he may be able to obtain a message board for the roadside.

Jim Costello added that the Town would also be sending postcard notifications to residents in the area advising them of the race.

VI. ACTION ITEMS

Law and Finance
1. Ashlyn Rise Subdivision, Transfer of Property – Costello
Jim Costello stated that originally there was a sidewalk waiver and a trail planned over a sanitary sewer easement through the Miller property. As previously discussed the sewer easement is not needed, and therefore the trails are not going to be completed. Costello submitted the original approval Resolutions to the Board for its review. The incentive given for the sidewalk and trail program totaled $115,500.

Costello continued to say, along Fellows Road there is a portion of sidewalk that was not completed. 510 feet of sidewalk remains to be completed. Of the original total $115,500 incentive, $98,875 has been spent. PRC recommends the balance of $16,625 be used to complete the sidewalks along Fellows Road. An easement would need to be obtained, if unable to obtain the easement the sidewalk could be placed in the right-of-way.

Quinn asked about the proposed boardwalk path, what type of infrastructure would be needed in that area?

Costello said the area is full of cattails and swampy, a boardwalk would have to be elevated and suspended over the wetlands. This type of walkway would be very expensive.

Supervisor LaFountain added that the reason for the boardwalk was to maintain access to a sewer easement that is no longer required.

The Board discussed and agreed to use the balance of the incentive to complete the sidewalks.
Costello said he would contact the property owner to obtain the easement necessary for the additional sidewalk. If we cannot get the easement, the sidewalk will be placed in the right-of-way. This will complete the sidewalks along Fellows Road to Penfield Road.

2. Southpoint Cove Apartment Complex Freestanding Sign - Costello

Jim Costello submitted copies of an application that was received through the Zoning Board of Appeals. The applicant is entitled to a 20 sq. ft. sign, including masonry the maximum would be 40 sq. ft. The applicant is requesting two (2) signs, one smaller sign for the condo project, and a larger one for the apartment complex.

Costello continued to say for the condo sign they are requesting 48 sq. ft. of sign; including masonry the total size is 228 sq. ft. The apartment sign is a 32 sq. ft. sign, including masonry total size is 288.5 sq. ft. The larger sign includes the fencing shown on the drawing.

Councilwoman Kohl asked how far off the street will the signs be placed.

Costello said near the entrance in the right-of-way.

Kohl asked if both signs are required; could they be combined.

Costello said there are two (2) entities on site, two (2) separate parcels and two (2) signs are in compliance.

Councilman Moore stated that he is okay with two (2) signs, but feels the design should have a nautical theme as previously discussed.

Costello referred to the drawing and pointed out a notation for a spillway on the sign which will include a spill over waterfall.

Moore said he is okay with the concept, but wants to see a nautical theme. Including a waterfall or fountain is fine, but he would like to see a nautical theme.

Councilman Quinn said he is not opposed to the waterfall, but is concerned it could be a site line hazard.

Geoff Benway said we wouldn’t allow the sign to be a site line hazard.

Councilwoman Metzler added that the sign needs to have an element of nautical, waterfront or harbor design as previously discussed.

Costello said he would relay the feedback from the Town Board to the applicant.
Public Works
1. 1469 Jackson Road, Sidewalk Waiver – Benway
Geoff Benway stated that he spoke with the applicant Nick D’Angelo and he has no problem pursuing NYS DEC for a permit to install the sidewalks. He has dropped his request for a waiver.

2. Jackson Road Subdivision – Special District Extensions (Sewer and Special Improvement) – DiFrancesco/Benway
Geoff Benway said he would like to set a Public Hearing on December 3, 2014 to establish Sanitary Sewer Extension #57 and the Special Improvement District for pond maintenance.

The Board discussed and agreed. A Resolution will be submitted for the next Legislative Session on November 5, 2014.

Public Safety – None
Community Services – None

VII. INFORMATIONAL ITEMS

Law and Finance – None

Public Works
1. Manse Lane Drainage Update – Benway
Supervisor LaFountain asked if the flushing has been started on Manse Lane.

Geoff Benway said he and Jim Fletcher walked the site and found some structures in the yards. There has been a problem with the camera attachment on the flush truck. The DPW employees are busy next week with Mott’s Lane, so they expect to get back out to Manse Lane the week of November 3rd. Benway has updated Ms. Sterrett.

Councilwoman Metzler said we will also update the Watershed Management Committee at the next meeting on November 3, 2014.

Public Safety – None
Community Services – None

VIII. HELD ITEMS

1. Southpoint Marina DEIS/FEIS – Determination of Substantive Comments – 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 8:15 PM.

Lisa Grosser, Deputy Town Clerk