Town Board Work Session Minutes  
February 25, 2015  
7:00 PM

I. Call to Order

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

Also Present:
Jim Costello  
Lisa Grosser  

II. Approval of Minutes – 2/11/15
CM Quinn moved for the approval of the Minutes of February 11, 2015, CW Kohl seconded the motion.

III. Monthly Reports – None

IV. Public Hearing – None

V. Guests – 7:00 PM – Southpoint Cove Apartment Garage Proposal –
Costello
Jim Costello introduced Jess Sudol, Passero Associates. Sudol requested the meeting this evening to review adding garages to the condominium portion of the Southpoint Cove Apartment project.

Jess Sudol reviewed that former building 10 (now building 9) will consist of 24 condominiums that will be sold. As they have been working on this project it has become evident that this type of high end unit would demand additional covered parking. The original proposal included 24 covered parking areas, with 24 outside parking spaces, and 10 overflow parking spaces. They are interested in converting the 24 outside parking spaces to garage units. This would allow for 2 covered parking spaces for each condominium unit. The overflow parking will remain as originally approved.

Sudol then reviewed the proposed garage design which will have the same architecture as the apartments and include a stone front and cupolas on the roofline. The back of each
garage unit will also have a faux door so there will be no blank walls. This area was already approved as parking space so there will be no changes to stormwater management, grading or utilities. They are simply adding a building to a paved surface. The additional covered parking will add to the marketability of the project.

Councilwoman Kohl inquired where the additional garage units will be located.

Sudol referred to the Site Plan and indicated the original covered parking will be located in the basement of the condominium units. The additional covered garage units will be next to former building 10.

Councilman Moore agrees that a higher end development requires amenities. Moore continued to say he would like to see a color version of the proposed garage units. Moore advised that the nautical theme needs to be continued with the garage units. Moore supports the additional indoor parking, he believes it would be an expected amenity.

Councilwoman Kohl asked if an owner didn’t need the garage for parking, could it be used for storage.

Sudol said yes, it could be utilized for storage.

Councilman Quinn inquired if each garage unit would be individually sealed.

Sudol said yes, they will be enclosed private garage units.

Jim Costello asked where the 10 overflow parking units will be located.

Sudol said they are located in the back of the building.

Costello advised we will have to schedule a Public Hearing and Site Plan review.

Councilwoman Metzler inquired if the price point will remain the same.

Sudol stated yes, prices will range from high fours to over a half of a million.

The Board discussed and agreed to allow the additional garage units.

Supervisor LaFountain asked Costello to submit the Resolution for the next Legislative Session on March 4, 2015, scheduling the Public Hearing for April 1, 2015.

VI. ACTION ITEMS
Law and Finance

1. Local Waterfront Revitalization Program (LWRP) Update - Costello

Jim Costello reviewed that the Monroe County 239-m review has been received and forwarded to the Board for review. Costello has incorporated all of the comments into the document. Costello has prepared the Negative Declaration and additional Resolutions and all have been submitted to Town Attorney Horwitz for review. This Local Law will be an update to the 1991 Local Law and Horwitz is reviewing that also.

The Board discussed and agreed to proceed.

Costello will submit a Resolution at the next Legislative Session on March 4, 2015.

2. Incentive Zoning Revision, Fox Hill Subdivision - Costello

Supervisor LaFountain stated that the applicant and Costello met with the Planning Board based on our discussion at the last Work Session on February 11, 2015.

Jim Costello stated that the Fedyks met with the Planning Board on February 12, 2015. Mark Valentine, Planning Department Head, has reviewed the process and submitted a letter to the Town Board for its review. The Planning Board supports the elimination of the walkway between the properties, extension of sidewalks along Watson Road, reduction of sidewalks to one (1) side and the additional lot in Phase VI all as previously discussed by the Town Board at earlier Work Sessions.

The Board discussed and agreed.

Jim Costello will advise the Planning Board to move forward with the Site Plan review process.

3. Angus House Signage/Name Change - Costello

Jim Costello introduced Paula Catalano and advised that he had met with both her and her father Vinnie, owners of the Angus House.

Paula Catalano explained that they are interested in installing a wood burning oven. The oven will be located in the existing bar area, on the left side. They will be changing the menu and the restaurant name.

Costello submitted a photo with the proposed signage change to the Board for its review. Catalano is concerned that the signage is not bringing people in. The location is not safe for a free standing sign. They are interested in changing the restaurant name from Angus House to Cha Cha’s. They would like two (2) signs on the building.
Costello added that he has spoken with the sign manufacturer and asked if the sign on the main building could be centered. The sign manufacturer advised that the sign could not be centered on the building because of the location of the awning over the door. Costello continued to say that the Historic Preservation Board will also have to approve this sign. The next meeting of the Historic Preservation Board will be Thursday, March 5, 2015. Costello reviewed that the applicant is allowed 118 sq. ft. of signage and this request totals 42.6 sq. ft. which is under what is permitted by code.

Costello added that the Catalanos will remain as the principals of the business.

Catalano stated that the layout will remain the same, they will paint and change some artwork, but there will be no structural changes.

Councilman Moore inquired about the menu change.

Catalano said they will be offering pizza, gourmet burgers and sandwiches. They are looking to be more affordable and more casual. The restaurant has become a special occasion destination; they will still offer steak but there will be less selection.

Supervisor LaFountain asked if Catalano will still host “Wednesday Steak Out.”

Catalano stated no, we will have the patio in place and hope the outdoor seating will draw people.

Moore asked if there will be a kids menu.

Catalano stated yes.

Moore asked if take out will be offered.

Catalano stated yes.

The Board discussed and agreed.

Costello said he and Paula Catalano will now meet with the Historic Preservation Board and advise if they are in agreement.

Public Works - None

Public Safety - None

Community Services
1. Review bids for Brochure Printing - Bilow
Supervisor LaFountain stated that Linanne Conroy had forwarded the bid results to him for review with the Board. Two (2) bids were received with alternatives from Penny Lane and Kenyon Press Inc. Kenyon Press Inc. did not meet the bid specifications. Penny Lane was the lowest bidder and met specifications. Staff recommends awarding the bid to Penny Lane, as they have done the printing in the past.

Councilwoman Metzler verified that this expense is included in the 2015 budget.

LaFountain said this would cover the three (3) printings we have each year, April, October and December.

The Board discussed and agreed. A Resolution will be submitted at the next Legislative Session on March 4, 2015.

2. Proposed Butterfly and Birdway Beltway Garden, LaSalle’s Landing – LaFountain

Supervisor LaFountain showed the Board a proposed draft that was prepared by Town Landscape Architect, Bruce Zaretsky as a way to recognize former Supervisor Irene Gossin. The garden will be located in the LaSalle’s Landing Park. It will be similar to the garden at the Veteran’s Memorial Park which honors former Supervisor Don Mack. LaFountain said additional features include a proposed a boat launch which Jim Costello is working on the permit with NYS DEC. There will also be an expanded parking area.

Councilwoman Kohl stated that this is an attractive proposal.

Councilman Quinn asked if this proposal has a five (5) year plan.

LaFountain said yes, the facilities would be added at a later date.

Quinn inquired as to the cost to the Town.

LaFountain reviewed that the Don Mack garden was paid for by fundraising and Town Staff provided the labor. The estimate from Zaretsky for plant materials alone is $25,000, and does not include labor. LaFountain continued to say the next step is to go to those who presented the Petition and see if they support this and are prepared to fundraise.

Councilwoman Kohl added that there may also be grant opportunities for enhancement of a park on the waterfront.

Jim Costello stated that there may be grant opportunities through the LWRP or Parks and Recreation.
LaFountain said this proposal takes into account the sensitivity of the area, limits of the wetlands and maintains a 100 ft. buffer.

Kohl asked if the butterflies will be able to survive in that area; will the environment be butterfly friendly?

LaFountain said this proposal is based on a presentation from the Seneca Park Zoo during our Environmental Series. They are trying to develop these types of gardens throughout the County, some near water and some not. The species of plants that are selected are specifically to attract butterflies. This garden will make the area more of a destination. The additional amenities will include picnic tables, a grassy play area, rest rooms and a fence with additional plantings to buffer Empire Boulevard.

Kohl stated that this garden will enhance the area.

LaFountain reviewed that a grant was received for the boardwalks with the Town of Irondequoit. Irondequoit chose not to participate, and Penfield couldn’t fund the boardwalks alone. The grant was turned back and Jim Costello has kept this alive.

Kohl asked if anything else had been planned for this area.

LaFountain said it is just a parking lot, with the proposed canoe launch. This garden proposal is a logical fit.

Kohl stated that she supports taking this proposal to those who submitted the Petition. She advised there will be additional cost for a plaque to label the garden.

Councilman Moore stated he likes the project and the proposal is a good faith effort. The boat launch had been previously discussed and this is a good step forward to make the vision come to fruition, he supports moving forward.

Supervisor LaFountain stated he will follow up with a letter to the group including details and the next steps including fundraising. We will also review to see if any grants are available.

VII. INFORMATIONAL ITEMS

Law and Finance
1. Request for Extension of Hours for Jeremiah’s Outdoor Dining Area – Costello
Jim Costello introduced Jeff Reddish and Julie Englert from Jeremiah’s. Jeff spoke with Costello and Supervisor LaFountain requesting an extension of hours for the outdoor patio. Costello submitted both the original and the final
Resolutions to the Board for its review. Reddish would like to extend the hours this year.

Councilwoman Kohl asked how late they would like to stay open.

Julie Englert stated 1:00 AM daily.

Costello asked if the Board is comfortable to move forward and schedule a Public Hearing.

Supervisor LaFountain stated that there has only been a short period of time with outdoor dining since Jeremiah’s has opened. The Town did receive a few complaints regarding noise during Sunday football games. The approval Resolution does not state anything specific about a time frame before Jeremiah’s could ask for extended hours. There had been discussion about waiting a full season, but it was not stated in the final Resolution.

The Board discussed and agreed is okay to hold a Public Hearing.

LaFountain said during the Public Hearing, residents may come in and speak regarding concerns. The Board will review the request and listen to both sides. There is no guarantee that hours will be extended. LaFountain stated that Reddish will be given an opportunity to address resident’s concerns.

Costello added that at Englert’s request, he did forward a copy of all complaints received. The majority of the complaints pertained to noise from the trash hauler early in the morning.

LaFountain stated that it has been four (4) to six (6) weeks since we have heard anything regarding noise from the trash hauler. Reddish did speak to his trash hauler. We are unsure if it was Jeremiah’s trash hauler, it could have been a trash hauler for another restaurant located at that site.

Councilwoman Kohl suggested one (1) trash hauler be utilized by all of the restaurants, then the noise would only occur once.

Costello added that permitted hours for trash hauling are listed as a condition of approval in the final Resolutions for all of the approved restaurants.

Councilman Moore stated that the complaints received during Sunday football were pertaining to noise after scoring. It was a cheer, not a prolonged event and that needs to be taken into perspective when we review this request.
Councilwoman Kohl asked if there would be any changes to the patio.

Jeff Reddish said they will be adding an awning to the outdoor patio for protection from the rain. Reddish continued to say there was a negative perception of what Jeremiah’s was going to bring to the Town before they opened. We have proven we are not that type of establishment. There has been no complaints about noise at night; we can’t tell customer’s they are not allowed to cheer when the Bill’s score, but it is not a prolonged sound.

Councilman Moore added that Jeremiah’s draws a diverse crowd including college students, families and older adults. The restaurant is very family oriented.

Reddish added that sales are 75% food, 25% alcohol. This restaurant has the highest food ratio of all of our restaurants.

The Board discussed and agreed. Supervisor LaFountain directed Costello to prepare a Resolution scheduling a Public Hearing.

Costello added that Reddish intends to enclose the dumpster this spring.

LaFountain inquired about the weather covering for the patio.

Reddish stated that he is getting pricing for a retractable awning.

Councilwoman Metzler advised Reddish that providing information about the awning would be beneficial at the Public Hearing.

LaFountain added that a canopy may have an effect on exterior noise and may keep it contained.

A Resolution will be submitted at the next Legislative Session on March 4, 2015, scheduling the Public Hearing for April 15, 2015.

2. Villas of East Hampton, Phase IV – Costello

Jim Costello stated that the applicant is ready to move forward with the final phase. This is the last 8 buildings containing 32 units of the total 126 units approved.

The Board discussed and agreed.

Costello will submit a Resolution for the next Legislative Session on March 4, 2015, scheduling a Public Hearing on April 15, 2015.
Public Works - None

Public Safety - None

Community Services - None

VIII. HELD ITEMS
  1. Right-of-Way Transfer on Mott’s Lane
  2. Jomanda Way, Expanding No Shooting Petition - LaFountain
  3. 1223 Fairport Nine Mile Pt. Rd., Neufeld - Costello
  4. Garage Addition, 2041 Penfield Road - Costello
  5. Incentive Zoning, Dublin Road - Costello

IX. Old Business - None

X. New Business - None

XI. Executive Session - Real Estate, Litigation and Human Resource Matters - The Board went into an Executive Session regarding a personnel matter.

XII. Adjournment - Supervisor LaFountain adjourned the regular Work Session at 7:59 PM.

Lisa Grosser, Deputy Town Clerk