I. Call to Order

II. Approval of Minutes – August 12 and August 26, 2015

III. Monthly Reports - August

IV. Public Hearing – None

V. Guests – Tracy Bryce – request for expansion of Me&U A Design Company
   – 2118 Five Mile Line Road

VI. ACTION ITEMS

   Law and Finance
   1. Restaurant with Outdoor Dining/Entertainment at 1440 Empire Blvd. – Costello
   2. Final Approval (10) Residences in Phase IV of Abbington Place, 1229 Fairport Nine Mile Point Road – Costello
   3. Amended Zoning, 730 Linden Ave. – Costello

   Public Works - None

   Public Safety - None

   Community Services - None

VII. INFORMATIONAL ITEMS

   Law and Finance
   1. Setting Public Informational meeting for Vendel Incentive Zoning Proposal at 1271 Fairport Nine Mile Point Road – Costello
   2. Authorizing Supervisor to sign Intermunicipal Cooperative Agreement to Continue the Irondequoit Bay Coordinating Committee - Costello

   Public Works - None

   Public Safety - None

   Community Services - None
VIII. **HELD ITEMS**
1. Right-of-Way Transfer on Mott’s Lane – Valentine/Costello
2. Jomanda Way, Expanding No Shooting Petition – LaFountain
3. Jeremiah’s Extended Outdoor Dining Hours, 2164 Fairport Nine Mile Point Road – Costello
4. Villas at Easthampton Roadway Dedication – Valentine
5. Sidewalk Waiver, 1445 Jackson Road – Valentine
6. Incentive Zoning, 1080 and 1092 Penfield Road – Costello
7. Incentive Zoning, 1213 Fairport Nine Mile Point Road – Costello

IX. **Old Business** - None

X. **New Business** - None

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

XII. **Adjournment**
Town Board Work Session Minutes  
September 9, 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 – 8/12/15 and 8/26/15
CM Quinn moved for the approval of the Minutes of August 12, 2015, CW Metzler seconded the motion.

CW Metzler moved for the approval of the Minutes of August 26, 2015, CM Quinn seconded the motion.

III. Monthly Reports – Reports for August are due tomorrow and have started coming in.

IV. Public Hearing – None

V. Guests – 7:00 PM – Tracy Bryce – request for expansion of Me&U A Design Company – 2118 Five Mile Line Road

Jim Costello introduced Tracy Bryce who is interested in expanding her graphic design studio at the existing location. Costello stated that Bryce would like to move into the area that previously held an attorney’s office.

Tracy Bryce said she would like to take walls down to increase her space. Bryce added that she would move her office into the space where the attorney’s office was, and she would also like to change the main entrance to the side entrance on Five Mile Line Road. This change will help to avoid people walking into her production area.

Councilwoman Kohl asked if signage would be changed.

Bryce said she would add a sign at the front to say use side entrance, the other side entrance will be signed for deliveries.

Councilwoman Metzler asked if there would be any additional signage on the outside of the building.
Bryce said no, she does not currently have signage on the building.

Kohl asked if there would be any additional employees.

Bryce said no, currently it is only herself, her son helps and she has an assistant who runs errands.

Councilman Moore asked if this change is being considered through the streamline process.

Costello said yes, the business is the same use, Bryce is expanding the size of the location.

Supervisor LaFountain stated that the business is located within the Historical District and must conform with the Historic Preservation Board. LaFountain advised Bryce to work with Costello on any exterior changes including paint and signs. LaFountain asked if Bryce has had any problems with parking.

Bryce said no, typically she sees one (1) to five (5) people per day.

Metzler asked if Bryce received orders online.

Bryce said yes, most orders are received through e-mail.

LaFountain directed Costello to prepare a letter for the Board to review approving the expansion through the streamline process.

VI. ACTION ITEMS

Law and Finance
1. Restaurant with Outdoor Dining/Entertainment at 1440 Empire Blvd. – Costello
Jim Costello reviewed that the Public Hearing was held on September 2, 2015, and no comments have been received.

LaFountain asked Costello to confirm the number of parking spaces.

Costello said total seating is 140, and total parking is 151 spaces, there is also shared parking with Bazils Restaurant.

The Board discussed and agreed to approve.

Supervisor LaFountain directed Costello to prepare a Resolution for the Board’s review. The Resolution will be submitted at the next Legislative Session on September 16, 2015.
2. Final Approval (10) Residences in Phase IV of Abbington Place, 1229 Fairport Nine Mile Point Road – Costello

Jim Costello reviewed that the Public Hearing was held on September 2, 2015, and no comments have been received. PRC also had no comments.

Supervisor LaFountain asked about the remaining phases.

Costello said there are two (2) phases left which will total 29 to 30 homes.

The Board discussed and agreed to approve Phase IV.

Supervisor LaFountain directed Costello to prepare a Resolution for the Board’s review. The Resolution will be submitted at the next Legislative Session on September 16, 2015.

3. Amended Zoning, 730 Linden Ave. – Costello

Supervisor LaFountain reviewed that this had been previously discussed at the Work Session on August 26, 2015.

Councilman Moore stated that he had expressed his opinion at the last Work Session, and he continues to not be supportive of this rezoning request. Moore feels the use of the space is of concern and moving families is concerning. Moore appreciates Morgan’s offer to assist families in relocating, but he is not supportive of rezoning at this time.

Councilman Quinn agrees with Councilman Moore. Quinn is concerned about displacing students. Quinn does not feel it is in the Town’s best interest to rezone, it is not in the character of the rezoning this Board has previously approved. The request is for high density zoning to high density zoning and he is not in favor of moving forward at this time.

Councilwoman Metzler stated she does not have as strong reservations and it is clear there is not a consensus of the Board. Metzler does not want the applicant to spend more time and money on an application that does not have the steam to move forward.

Councilwoman Kohl stated that this Board does not rezone without a lot of thought. Kohl feels this rezoning should be for a change from residential zoning to commercial zoning to conform with existing zoning in the area. Kohl added that the argument is not strong enough to rezone.

Supervisor LaFountain stated that based on the Board’s comments, we will not consider rezoning at this time.

Mr. Morgan stated that he is disappointed in the Board’s decision. This community is going downhill, there is a lot of crime and the occupancy is down to 50-55%. Morgan stated he is currently in litigation with the Town on the assessment. Morgan
would like to build a Class A community like Southpoint, the number of units requested is far below the density requirements. Morgan understands the Board would like to see a medical or commercial use, but there is no exposure to Linden Avenue and the buildings cannot be seen from the road.

Councilwoman Metzler stated the decision is not a consensus, she did not have the reservations the other Board members had, but does not want Morgan to go through additional expense.

Morgan stated this is a hardship, we are losing money. Morgan will continue to review to see if we can come up with a use. Morgan added the manufactured home community is becoming obsolete. Over the past two (2) years we have been taking back mortgages on these homes because owners cannot get financing. Morgan continued to say he would like to build a Class A multifamily community. He is willing to move families and work with everyone the best he can. Morgan said he has been able to rezone properties in other towns. Morgan will re-think this application and come back to the Board, he is willing to meet with every Board member one on one.

Supervisor LaFountain said he and Jim Costello can meet with Mr. Morgan in the future.

Public Works - None

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance
1. Setting Public Information meeting for Vendel Incentive Zoning Proposal at 1271 Fairport Nine Mile Point Road - Costello
Jim Costello said Mr. Vendel has submitted a letter requesting an Informal Discussion to get the Board’s and neighbor’s feelings on this proposal. Costello said he can submit a Resolution for the next Legislative Session on September 16, 2015 and schedule the Public Hearing for October 21, 2015.

Councilman Moore asked that instead of being called an Informal Discussion, could the meeting be called an “Informal Neighborhood Discussion.” Moore continued to say if people hear Informal Discussion they may think Public Hearing, by including the word “Neighborhood” people will realize it is an opportunity for neighbors to hear what is going on.

Councilwoman Metzler agrees adding the word “Neighborhood” is a good idea.

Costello stated he will make the correction.
The Board discussed and agreed. Costello will submit the Resolution at the next Legislative Session on September 16, 2015.

2. Authorizing Supervisor to sign Intermunicipal Cooperative Agreement to Continue the Irondequoit Bay Coordinating Committee - Costello

Jim Costello stated this will be an extension to a previously signed agreement in 2010. The new agreement will be in place until 2025 and is also signed by the Towns of Webster and Irondequoit and Monroe County.

The Board discussed and agreed to have the Supervisor sign the agreement.

Public Works - None

Public Safety - None

Community Services - None

VIII. HELED ITEMS
1. Right-of-Way Transfer on Mott’s Lane - Valentine/Costello
2. Jomanda Way, Expanding No Shooting Petition - LaFountain
3. Jeremiah’s Extended Outdoor Dining Hours, 2164 Fairport Nine Mile Point Road - Costello
4. Villas at Easthampton Roadway Dedication - Valentine
5. Sidewalk Waiver, 1445 Jackson Road - Valentine
6. Incentive Zoning, 1080 and 1092 Penfield Road - Costello
7. Incentive Zoning, 1213 Fairport Nine Mile Point Road - 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 regular Work Session at 7:28 PM.

Lisa Grosser, RMC
Deputy Town Clerk