Town Board Work Session Agenda
March 9, 2016
7:00 PM

I. Call to Order

II. Approval of Minutes – February 24, 2016

III. Monthly Reports - February

IV. Public Hearing – None

V. Guests
- Apartments, 2106 Five Mile Line Road – Costello
- Mixed Use Development, 749 Panorama Trail - Costello

VI. ACTION ITEMS

Law and Finance
1. Ryan Caster - Requesting a Fence Installation within a Drainage Easement at 135 Galante Circle – Costello
2. Mixed Use Development Hearing Date – Valentine

Public Works
1. Windsor Ridge, Waiver from Town’s Design Criteria – Valentine

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance
1. Proposed Pet Hotel – Public Information Meeting – Costello

Public Works - None

Public Safety - None

Community Services - None

VIII. HELD ITEMS
1. Jomanda Way, Expanding No Shooting Petition – LaFountain
2. Sidewalk Waiver, 1445 Jackson Road – Valentine
3. Preservation of Curb Cut and Parking Requirement Relief, 2136 Penfield Road – Costello
4. Sable Oaks Roadway Dedication – Valentine
5. Jeff Luce, 1357 Marchner Road – Out of District Sewer – Valentine

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  
March 9, 2016  
7:00 PM

I. Call to Order

Present:
Councilwoman Kohl  
Councilwoman Metzler  
Councilman Moore  
Councilman Quinn  

Also Present:
Jim Costello  
Lisa Grosser  
Mark Valentine

Absent
Supervisor LaFountain

II. Approval of Minutes – 2/24/16
CW Metzler moved for the approval of the Minutes of February 24, 2016, CM Moore seconded the motion.

III. Monthly Reports – Councilman Quinn stated that reports are due tomorrow.

IV. Public Hearing – None

V. Guests
• Apartments, 2106 Five Mile Line Road – Costello  
Jim Costello introduced Tom Gangemi, who is interested in purchasing the property at 2106 Five Mile Line Road from Mark Crane. The distillery that was previously approved will not be going in.

Tom Gangemi explained that he is interested in developing four (4) two-story loft apartments in the front of the building and five (5) 600 sq. ft., one (1) bedroom apartments in the back. There will be interior walls added, bathrooms added and the electric will need to be broken up. The exterior of the building will remain the same, but will be painted.

Costello said he has spoken with the Historic Preservation Board and Gangemi will preserve the stained glass windows.

Gangemi stated that there is an existing crucifix in the window facing Five Mile Line Road which may need to be removed as part of the Fair Housing Law.

Costello said the State may grant a waiver based on historic status of the property.
Costello continued by saying a Conditional Use Permit will need to be issued to convert the building to apartments. There are currently 25 to 26 parking spaces on site. Costello added that businesses adjacent to the site on Five Mile Line Road may be interested in leasing some of the parking space for their use during business hours if the fence is removed between them.

Councilman Quinn asked if Gangemi had completed any similar projects in the area.

Gangemi stated he has completed projects including a 5 unit project on South Main Street in Geneva in 2010, a 13 unit project on Clay Avenue in 2014, and he has completed multiple projects of this size.

Councilwoman Metzler asked for an explanation of the square footage utilization for the apartments.

Gangemi said the front luxury lofts will be 1,100 sq. ft. with 25 ft. high ceilings and 1 ½ bathrooms. The back 600 sq. ft. apartments will be at market rate.

Quinn asked if the front porch will be utilized?

Gangemi said he does not have specific plans for the porch, but may add lawn furniture. Gangemi will add a laundry room to the entrance as you first come in.

Councilwoman Kohl asked if the basement will be utilized?

Gangemi said it needs work, he may possibly add a second laundry room in the future.

Kohl asked if there would be one access to the apartments?

Gangemi explained that there would be multiple entrances.

Quinn asked if Gangemi had spoken to the Fire Marshal?

Costello said we will work on that next, when the internal layout is completed.

Kohl asked if Gangemi had met with the Historic Preservation Board?

Costello said no, he will be attending their next meeting.

Metzler suggested Gangemi discuss the application with Mark Crane to see if he has any input.
Mixed Use Development, 749 Panorama Trail – Costello

Jim Costello introduced Peter Vars, BME Associates and Pepsi Kettavong, Sumket Development, LLC. Costello explained that he had been meeting with them for the past several months regarding the property at 749 Panorama Trail. This is the former hotel site next to Popeye’s Louisiana Kitchen. The parcel is zoned Limited Industrial and would have to be rezoned to General Business.

Peter Vars explained that there are three (3) tax parcels totaling 21.7 acres. The first two (2) tax parcels total 5.6 acres and were previously approved for two (2) hotels in 2001. The Delmonte parcel is 16 acres. The proposal is for mixed use development.

Pepsi Kettavong explained that the buildings would be three (3) stories, the first floor would be retail, the second floor would be 25,000 sq. ft. of office space and the third floor would be apartments.

Vars added that there would be 60 residential units, the layout would be conducive for pedestrian circulation. Vars said they had met with the Monroe County Department of Transportation regarding the access on Panorama Trail South and Panorama Creek Drive.

Councilwoman Metzler asked if the access to Panorama Trail South would be a right-out only.

Vars said it was previously approved as a right-out only and both a right-in and left-in by Monroe County Department of Transportation in the 2001 approval. Vars added they would be obtaining a traffic analysis, but the traffic volume of this project is similar to the hotel proposal.

Councilman Quinn asked how Panorama Trail has changed since 2001.

Vars said Panorama Trail to Penfield Road was under New York State Department of Transportation at the time of the hotel approval. Vars continued to say, he is not sure when that changed, but this portion of Panorama Trail is now under the jurisdiction of Monroe County Department of Transportation. The State has the jurisdiction of the ramps to NYS RTE 441.

Costello added that the State had restricted the access point in the 2001 approval.

Vars stated the traffic study showed that the traffic on Panorama Trail South is actually less than it was in 2001.

Councilwoman Kohl asked if Panorama Trail is going to shrink from four (4) to three (3) lanes.
Mark Valentine said the State is looking at that as a potential project. The portion of Panorama Trail from Paychex to East Rochester will be changed to two (2) lanes with a center turning lane.

Quinn added he is concerned about the bend in the road by the bridge as the left turn lane opens up. He wants to make sure when the traffic studies are done they are aware that this weird geometry has to work.

Vars stated that both the County and the State Departments of Transportation will review the traffic study and the cuing to NYS RTE 441. It will be addressed as part of the SEQR process. Vars added that Sumket Development is a partnership between Pepsi Kettavong and Dutch Summers.

Kettavong explained that this idea was derived from a visit to Quebec City. They do a nice job of combining old and new into an interesting concept. Sumket Village will be a community destination. A building of all retail may not work, as there are currently vacancies in Panorama Plaza.

Metzler asked what type of retail will there be?

Kettavong stated that he is looking to have a UPS Store, coffee shop, barber shop/salon and restaurants.

Metzler confirmed that the businesses will provide services to the residents. Metzler asked if this development will be like Corn Hill Landing?

Kettavong said yes, and similar to Park Point at RIT.

Kohl asked about this being a mixed use project, as the tools for Mixed Use Development are not approved, or available yet.

Costello said this project would be allowed under the General Business zoning.

Kohl stated that this project would be defined as a mixed use within General Business zoning.

Metzler added that this project also conforms with the Comprehensive Plan.

Costello said the property was rezoned to Limited Industrial a few years ago, due to an application for a car dealership. The property is now used for storage of trucks by Thermo Fisher Scientific. Costello added that the Board would have to grant conditional rezoning for this project to be allowed.

Vars said the rezoning would set the parameters and then the application can go before the Planning Board.
VI. ACTION ITEMS

Law and Finance
1. Ryan Caster – Requesting a Fence Installation within a Drainage Easement at 135 Galante Circle – Valentine

Mark Valentine introduced Ryan Caster and stated that his wife had attended the Work Session on February 24, 2016 regarding this request. Valentine said he visited the site and Caster is requesting the fence be installed in the back to the garden area, which will fall two (2) feet into the drainage easement, which is a minimal impact. Valentine said the Caster’s understand that a Hold Harmless Agreement would allow the Town to take down the fence to access the drainage easement at their expense.

Caster added that the fence will be a 54” black aluminum fence with two (2) gate access, which would be easy to remove.

The Board discussed and agreed to allow the installation of the fence.

Costello stated he will prepare a resolution for the next Legislative Session on March 23, 2016. This will then be recorded at the Monroe County Clerk’s office with the License and Hold Harmless Agreement.

2. Mixed Use Development Hearing Date – Valentine

Mark Valentine reviewed that in December a document had been submitted to the Town Board from the Mixed Use Development Committee. Valentine submitted a map showing support from residents in the area. Additional signatures were needed on the Petition and we are now up to 75% of the land area and assessed valuation in favor. The Planning Staff went door to door in the neighborhood with a hand out to inform residents in the area.

Councilman Moore asked if the next step is to schedule the Public Hearing.

Valentine said yes, we need to notify the email group that the Planning Department created for residents following the project, the committee and residents.

Councilwoman Metzler asked about the four (4) residents that are opposed.

Valentine stated that those four (4) residents are from one (1) family.

The Board discussed and agreed to move forward. They will discuss the date to schedule the meeting with Supervisor LaFountain when he returns.

Jim Costello added that April 20, 2016 would be the first available date to hold the Public Hearing.
1. Windsor Ridge, Waiver from Town’s Design Criteria – Valentine
Mark Valentine submitted a summary of the request for four (4) waivers from the Town’s Design Criteria to the Board for its review. This project is located at the corner of Five Mile Line Road and Atlantic Avenue.

Valentine then reviewed the summary which includes a partial sidewalk waiver for the outside loop. Sidewalks will be in full compliance on Atlantic Avenue and Five Mile Line Road, and will also be included on the one side of the inside loop of the development. PRC agrees to allow this waiver. The exterior sidewalk would connect to Rothfuss Park.

Next Valentine discussed that the stormwater regulations require the foundation of the house to be 100 feet from the high water line. The applicant is requesting a waiver to 80 feet. The designated setbacks are 100 feet from the line, however with the addition of a sunroom or garage they could fall within the line. The basement elevations are above the high water line. PRC is okay with this in select situations and suggest reviewing on a case by case basis.

Third, Valentine discussed the length of the swale between the inlets, the request is just below the requirements. PRC is okay as long as the swales are at a minimum 2% slope and there is a positive grade between the properties.

Fourth, Valentine discussed the roof downspouts, the Town’s Design Criteria is currently in conflict with the NYS Department of Environmental Conservation’s regulations. This requirement has been previously waived for Caroline Court, Sparrow Point and Ashlyn Rise.

Valentine added that he is not aware of any issues or concerns from any neighbors in these developments.

Jim Costello added that the Town’s Design Specifications need to be revised to match the requirements of green infrastructure.

Valentine stated updating that document is one of the goals this year for the Engineering Department.

Councilman Quinn proposed this be tabled for the Board to review.

Councilman Moore agreed with Councilman Quinn and requested time to review the implications, and added he may have follow up questions for Valentine.

Valentine said this application will proceed with the Planning Board in the meantime, we can review this again at the March 23, 2016 Work Session.
VII. INFORMATIONAL ITEMS

Law and Finance
1. Proposed Pet Hotel – Public Information Meeting – Costello
Jim Costello reviewed that he had discussed scheduling the Public Information Meeting with Supervisor LaFountain and would like to schedule the meeting on April 20, 2016.

The Board discussed and agreed.

Costello will prepare a resolution for the March 23, 2016 Legislative Session and prepare the information for notification of area residents.

VIII. HELD ITEMS
1. Jomanda Way, Expanding No Shooting Petition – LaFountain
2. Sidewalk Waiver, 1445 Jackson Road – Valentine
3. Preservation of Curb Cut and Parking Requirement Relief, 2136 Penfield Road – Costello
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IX. Old Business – None

X. New Business – None

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

XII. Adjournment – Councilman Quinn adjourned the regular Work Session at 7:38 PM.

Lisa Grosser, RMC
Deputy Town Clerk