Town Board Work Session Agenda
August 24, 2016
7:00 PM

I. Call to Order

II. Approval of Minutes – July 27, 2016 and August 10, 2016

III. Monthly Reports - None

IV. Public Hearing – None

V. Guests – None

VI. ACTION ITEMS

Law and Finance
1. Revision of Condominiums to Apartments at South Point Cove - Valentine

Public Works
1. 7 Random Knolls Hold Harmless Agreement for a Shed in a Drainage Easement - Valentine
2. 4 Pond Valley Circle Fence in a Town Right-of Way - Valentine
3. Mixed Use Draft Scope Review – Valentine
4. 56 Willowhurst Drainage Easement Abandonment - Valentine

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance - None

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. Jeff Luce, 1357 Marchner Road – Out of District Sewer – Valentine
   5. Review from Informal Discussion for Pet Hotel, 125 Panorama Creek Drive - Costello
   6. Sign Ordinance Update – Costello/LaFountain
   7. Request for Sidewalk Waiver at Barclay Park Subdivision - 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
August 24, 2016
7:00 PM

I. Call to Order

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

Also Present:
Lisa Grosser
Zach Nersinger
Mark Valentine

II. Approval of Minutes – 7/27/16 and 8/10/16
CW Metzler moved for the approval of the amended Minutes of July 27, 2016, CM Quinn seconded the motion. CM Quinn moved for the approval of the Minutes of August 10, 2016, CW Kohl seconded the motion.

III. Monthly Reports – None

IV. Public Hearing – None

V. Guests – None

VI. ACTION ITEMS

Law and Finance
1. Revision of Condominiums to Apartments at South Point Cove – Valentine
Mark Valentine stated he had recently spoken with the project engineer. This project received original approval in 2012, and they came back before the Board in 2014 to request building 10 be converted from apartments to condominiums. This change reduced the overall units from 358 to 339. Representatives have determined the market is not available for the condominiums and would like to convert building back to 10 apartments. The total number of units will increase slightly from 339 to 341 units, and the total number of apartments in building 10 would increase from 24 to 26. There will be no change in the footprint, the changes will be internally only.

Councilman Moore asked if the underground parking and pool that were proposed for building 10 will remain?

Valentine said the underground parking will, as all buildings have underground parking. Valentine was not sure about the pool, but will get clarification.
Councilwoman Metzler asked if a revised plan will be submitted?

Councilman Quinn stated he would like to know the factors of consideration for the change; what is their hardship? If the price is too high, they need to look at other options. Quinn stated he is not in favor of this change without further information.

Metzler asked if the building will be the same height?

Valentine responded, the exterior of the building will be the same as approved, and he will get clarification on the requested change.

Councilwoman Kohl stated she may support the revision if it is the same footprint, with less housing, but would like to see the layout first.

Metzler asked if there will be any changes to the boat slips?

Supervisor LaFountain stated this item will be held until the next Work Session on September 14, 2016. A representative from the project needs to be in attendance to answer the Board’s questions. Depending on the significance of the change, the Board may need to re-hear this.

Public Works
1. 7 Random Knolls Hold Harmless Agreement for a Shed in a Drainage Easement – Valentine

Mark Valentine stated that there is an existing shed in the back corner of the property within a 20 foot drainage easement. Most of the drainage runs behind the shed. There are materials, including pallets, soil and brush behind the shed which could impact the drainage. Valentine requests the materials behind the shed be removed. Valentine added the applicant will next need to go before the ZBA for a setback variance if this Hold Harmless Agreement is approved.

The Board discussed and agreed to approve the Hold Harmless Agreement. Conditions of Approval include removing the materials behind the shed and that the area must remain unobstructed. A Resolution will be submitted at the next Legislative Session on September 7, 2016.

2. 4 Pond Valley Circle – Fence in a Town Right-of-Way – Valentine

Mark Valentine reviewed that this application was previously approved at a Work Session in May. The applicant installed the fence six (6) feet from the gutter, instead of six (6) feet from the right-of-way as approved. The height of the fence is in compliance. Valentine had DPW review the fence as installed and it was determined that it could be damaged during snow removal.
Valentine submitted photos of the fence to the Board for its review.

The Board discussed and decided that the first panel needs to be removed. If there is damage to the second panel from snow removal it is the responsibility of the property owner, although it is partially within the right-of-way, it is covered by the Hold Harmless Agreement signed by the property owner. A Resolution will be submitted at the next Legislative Session on September 7, 2016.

3. Mixed Use Draft Scope Review - Valentine

Zach Nersinger reviewed that at the July 13th Work Session staff met with the Board to discuss SEQRA items, including Lead Agency status, a Positive Declaration and the Draft Scoping Document. These items were reviewed and approved by the Board by a resolution vote at the July 20th Legislative Meeting. A 30 day public comment period for the Draft Scoping Document was held open from July 21 to August 20, 2016. Four (4) comments were received, three (3) from residents and one (1) from Monroe County Water Authority. Nersinger submitted copies of those comments to the Board for its review. Also included was a letter from Doug Fox, Planning Consultant. After review, Fox states that these comments are premature to the overall project. Fox and Town staff recommend the Draft Scoping Document is complete and covers the necessary environmental issues associated with the proposed rezoning project.

Mark Valentine stated that these comments will be included as part of the record and will be addressed throughout the process.

The Board discussed and agreed to finalize the Scoping Document and begin the Draft Generic Environmental Impact Statement (DGEIS). A Resolution will be submitted September 7, 2016.

4. 56 Willowhurst Drive, Drainage Easement Abandonment – Valentine

Mark Valentine reviewed that a Drainage Easement was signed in 1966, but never filed. The easement does exist on the Plat map, but there are no pipes installed out in the field. The resident would like to put a shed in that location and Valentine stated that the process would be to abandon the easement.

Supervisor LaFountain asked about 79 Willowhurst Drive.

Valentine stated he would reach out to that resident also.

LaFountain asked Valentine to verify the portion also located at 79B Willowhurst Drive.
The Board discussed and agreed to abandon the existing easement as it was filed in error, as the utilities they were intended to cover were installed in a different location. A Resolution will be submitted at the next Legislative Session on September 7, 2016.

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance - None

Public Works - None

Public Safety - None

Community Services - None

VIII. HELD ITEMS

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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 - Supervisor LaFountain adjourned the regular Work Session at 7:28 PM.

Lisa Grosser, RMC
Deputy Town Clerk