Town Board Work Session Agenda
January 25, 2017
7:00 PM

I. Call to Order

II. Approval of Minutes – January 11, 2017

III. Monthly Reports -None

IV. Public Hearing – None

V. Guests
  • Anthony Daniele – Discussion regarding modification to site plan at 1400 Empire Blvd.
  • John Diamantopoulos – Modification to sign package at 1400 Empire Blvd.

VI. ACTION ITEMS

   Law and Finance - None
   Public Works - None
   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. Preservation of Curb Cut and Parking Requirement Relief, 2136 Penfield Road – Costello
   3. Sign Ordinance Update – Costello/LaFountain
   4. Ron LaMagna, Permit Requirements for Fences – Costello/LaFountain
   5. Mixed Use DGEIS Discussion – Valentine
   6. Vision Dodge Additional Parking, 920 Panorama Trail – Valentine
   7. Oak and Apple – Conservation Board review of Planning Board and Conservation Board Memos - LaFountain

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

Also Present:
Jim Costello
Lisa Grosser

Absent:
Councilman Moore
Councilman Quinn

II. Approval of Minutes - 1/11/17
CW Metzler moved for the approval of the Minutes of January 11, 2017, CW Kohl seconded the motion.

III. Monthly Reports - None

IV. Public Hearing - None

V. Guests
  - Anthony Daniele - Discussion Regarding Modification to Site Plan at 1400 Empire Blvd.

Jim Costello introduced Danny Daniele and said he is ready to have the Letter of Credit released for the project at 1400 Empire Blvd. Costello submitted photos to the Board for its review. Originally the path from the clubhouse parking lot to the marina was approved to be stone dust, it was then changed to a concrete path. When the secondary path was installed it was constructed using stone. The path incorporates a larger area along the shoreline and is also pervious which is more agreeable with the environment. The Board would have to approve the modification to the site plan for the Letter of Credit to be released. PRC reviewed the modification back to stone and it is supportive; other than this issue, the site is in compliance with the site plan. The change in path is subject to the approval of the Department of Environmental Conservation. The DEC was supportive originally of the path not being paved.

Supervisor LaFountain stated that the DEC was originally advocating for more access to the bay, and this modification would keep with what they were looking for.

The Board discussed and agreed to the modification as it is more environmentally friendly.
Danny Daniele added that this portion of the path now matches the western portion of the existing trail that was put in when Bazil’s was constructed.

LaFountain directed Costello to draft a letter summarizing tonight’s discussion to Mr. Daniele, include that this is subject to DEC approval, and once approved the Letter of Credit will be released.

- John Diamantopoulas – Modification to Sign Package at 1400 Empire Blvd.

Jim Costello introduced Mark Chiarenza, Partner and Tony Gupp, Gupp Signs. Photographs of the proposed signage was submitted to the Board for its review. Costello stated that the previously approved sign package was for 108 sq. ft. of signage. Costello then reviewed the proposed signs which include a 58.66 sq. ft. sign on the front, a 23.33 sq. ft. sign facing west, and a 20 sq. ft. free standing sign which totals 101 sq. ft. of signage. The signs will be backlit illuminated, which is in compliance with code.

Mark Chiarenza explained that originally Southpoint Restaurant and Bar was a higher end concept. Patrons and the community have requested a more casual atmosphere. We have decided to make this a second location of Murphy’s Law. Chiarenza stated that we already have brand recognition and will offer a full service restaurant and bar with a casual atmosphere and value conscience pricing. The restaurant will be open seven (7) days a week for lunch and dinner. Chiarenza stated that they would like to have signage at the road for better visibility.

Councilwoman Kohl asked if the hours would be different than Southpoint Restaurant.

Chiarenza said yes, the hours would be the same as the downtown location of Murphy’s Law, seven (7) days a week 365 days a year.

Kohl asked what type of food would be offered.

Chiarenza said it would be pub fair: hand held sandwiches, pizza and burgers. They will also have an event room.

Councilwoman Metzler asked if there would be a larger beer offering.

Chiarenza stated that they currently have 20 beers on tap and would keep that the same.

Costello added that based on the original approval they are allowed to stay open until 2:00 AM.
Chiarenza stated that they would probably not stay open until 2:00 AM frequently, as people in the suburbs wind down earlier than patrons in the city.

Costello reviewed that though the proposed signage is more than the previous restaurant, it is within the total signage allowed. The signs will incorporate the logo into the sign and they would like the freestanding sign placed near the parking lot which is seven (7) feet from the right-of-way.

LaFountain asked Tony Gupp to discuss the lighting of the proposed signs.

Tony Gupp stated that the freestanding sign will obtain electric from the existing light pole. The sign will be an extruded aluminum cabinet and post. The background will be opaque and the letters and the logo will illuminate. The sign will be sleek, elegant and sophisticated. The freestanding sign itself will be 2 ft. by 10 ft. installed on a 2 ft. by 2 ft. base with the address incorporated into the base. This sign will be similar to other restaurant signs in the area. Gupp continued to say the building mounted signs will be the same concept as the existing Southpoint Restaurant signs, aluminum routed faces with acrylic letters and only the letters will illuminate.

Metzler asked if there will be a grand re-opening?

Chiarenza said he plans to open on February 13 and will remain open for a couple of weeks before a grand opening is planned. The only change to the restaurant will be internal cosmetic changes including paint.

The Board discussed and agreed to the modification of the sign package.

LaFountain directed Costello to draft a letter to the applicant detailing tonight’s discussion.

VI. ACTION ITEMS

Law and Finance - None
Public Works - None
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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7. Oak and Apple – Conservation Board review of Planning Board and Conservation Board Memos – LaFountain

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 7:21 PM.

Lisa Grosser, RMC
Deputy Town Clerk