TOWN BOARD WORK SESSION AGENDA
Wednesday, May 10, 2017, 7:00 PM
Supervisor R. Anthony LaFountain, presiding

I. Call to Order

II. Approval of Minutes – April 26, 2017

III. Monthly Reports - April

IV. Public Hearings - None

V. Guests
   a. Dr. Jack Howitt - Discussion Regarding Possible Revision to Bay Landing Subdivision - 1185 Empire Blvd.

VI. Action Items
   a. Garth Wintercorn, Site Plan approval and Conditional Use Permit for Dental Office at 1739 Penfield Road - Costello

VII. Informational Items
   a. Ron LaMagna, Permit Requirements for Fences - Costello/LaFountain

VIII. Held Items
   a. Jomanda Way, Expanding No Shooting Petition - LaFountain
   b. Preservation of Curb Cut and Parking Requirement Relief, 2136 Penfield Road - Costello
   c. Sign Ordinance Updates/Proposed Ordinance Revisions - Costello/LaFountain
   d. Vision Dodge Additional Parking, 920 Panorama Trail - Valentine
   e. Outside Storage of Tires at 1821 Penfield Road - Costello

IX. Old Business – (NONE)

X. New Business

XI. Executive Session

XII. Next Meeting: - May 24, 2017

XIII. Adjournment

This meeting will be video recorded and broadcast live via the town’s website www.penfield.org and the Town’s Government Access Cable channel 12, digital 5.12. Questions regarding video coverage contact Penfield TV at (585) 340-8661.
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 – 4/26/17**

CW Metzler moved for the approval of the Minutes of April 26, 2017, CW Kohl seconded the motion.

III. **Monthly Reports** – Reports for April have started coming in; the balance should be submitted by the end of the week.

IV. **Public Hearing** – None

V. **Guests** – Dr. Jack Howitt – Discussion Regarding Possible Revision to Bay Landing Subdivision – 1185 Empire Blvd.

Jim Costello introduced Dr. Howitt and Hans DeSelms and reviewed that they had previously gone before the Town Board seeking approval of 33 townhomes and 39 apartments. At that time the Town Board was concerned about approving the apartments due to zoning and traffic concerns. A portion of one of the proposed apartments lies within the R-1-20 zoning. Howitt then went before the Planning Board for approval of the 33 townhomes, which is allowed by Town Code. A portion of the land would be dedicated to Monroe County as an addition to the park area. The Planning Board requested information regarding the esthetics of the buildings. The project has remained a tabled item on the Planning Board agenda and Costello was asked to follow up with Howitt regarding the status of the project.

Supervisor LaFountain asked Howitt to review his concerns regarding infrastructure of the project.

Hans DeSelms stated that after further review and receiving cost estimates for sewers, fill and roads it was determined the estimated cost for infrastructure alone for each townhome would be $60,000 per unit. The project was placed on hold, because it was not economically feasible to pursue.
Dr. Howitt stated that, because apartments have been approved across the street from this site, he wanted to come back before the Town Board to see if there was now a possibility to include 36 apartments in the project. Howitt continued to say the townhomes would be both connected two and three units, approximately 2,000 sq. ft., including basements. The updated proposal includes two (2) three (3) story apartment buildings with a total of 36 units. Howitt added, if we were able to spread the infrastructure costs over both townhomes and apartments the project could be successful. The apartment buildings would consist of two (2) buildings, a 21 unit complex and a 15 unit complex.

Costello asked what is the tolerance level for the per-unit cost?

DeSelms stated as low as possible, with the apartment buildings the infrastructure costs would be reduced to $30,000 per unit, which is still stretching it.

Costello added that traffic safety was also a concern. After meeting with the NYSDOT, there is not support for an additional traffic light at this location.

Councilwoman Metzler asked for confirmation, this request is the same as the original request less three (3) apartments.

Costello said yes, and continued to say we could look at rezoning the portion of the site where the proposed apartments fall into the R-1-20 zone. The apartments would be allowed under LaSalle’s Landing Zoning District. There is also the old Vella property which is also zoned R-1-20 and is a vacant office building. If the Vella property is also rezoned, we may be able to do something with that parcel in the future.

LaFountain asked if the Planning Board had taken a formal action on the proposed 33 townhomes?

Costello said no, they had requested information on what the buildings would look like.

Metzler asked if PRC had reviewed this project?

Costello said yes, they recommend rezoning to get the Vella property and the proposed apartment (if approved) into the LaSalle’s Landing zoning.

LaFountain requested copies of the proposed site plan be given to the Board members that are not present for review.

Metzler asked if this was to move forward, what type of notification would there be for the neighbors?
Costello said we could hold an Informational Meeting for the neighbors. Costello added we have also been reviewing how to resolve the traffic issues on Empire Boulevard. After meeting with the NYS DOT, it has been suggested to move forward with a LUAMP similar to NYS RTE 250 and NYS RTE 441 corridor. Property owners in the area create a fund for improvements on Empire Blvd. Dr. Howitt is supportive of creating a LUAMP, along with other property owners in the area.

Supervisor LaFountain stated that the Board will review the information that has been submitted and Costello will advise Dr. Howitt when we will be ready to meet again.

VI. ACTION ITEMS
a. Garth Wintercorn, Site Plan approval and Conditional Use Permit for Dental Office at 1739 Penfield Road - Costello
   Jim Costello introduced James Fahy, the architect for the project, and reviewed that the Public Hearing was held on May 3, 2017. Costello reviewed that the Town Engineer had some issues with the original proposal regarding water quality management and drainage. The plans have been revised showing the location of the rain garden, so that drainage does not impact the adjacent neighbors. The applicant would like to add a shed adjacent to the building and that has been shown on the revised plan. The Town Engineer is satisfied as all requirements have been met.

Supervisor LaFountain reviewed that the applicant has proposed to use an etched rock or boulder as signage. LaFountain suggested the applicant review all of the sign parameters in the Town code before moving forward to be sure the sign meets requirements.

James Fahy agreed, we will make sure the sign design is approved before purchasing the rock.

LaFountain asked what is the size of the building?

Fahy said the main floor will be 2,034 sq. ft.

Councilwoman Metzler added that this location is the “gateway to Penfield” and requested special attention be given to esthetics and landscaping.

The Board discussed and agreed to approve. Costello will submit a resolution at the next Legislative Session on May 17, 2017.

LaFountain asked when do you plan to start the project and when do you hope to open?

Fahy stated the project will begin sometime in July and will take approximately 8 months to construct. A spring 2018 opening is targeted.
VII. INFORMATIONAL ITEMS
a. Ron LaMagna, Permit Requirements for Fences – Costello/LaFountain
Jim Costello reviewed that he has met with Ron LaMagna after the Boards discussion with him at a recent Work Session. Costello also met with PRC and the Building Inspector. Costello said the building department does not get frequent requests for fence permits. Typically inquiries are received pertaining to code requirements which are answered over the phone. If we started issuing permits for fences it would be taxing and time consuming for Town staff. If an installed fence is located over the property line, it becomes a civil matter. If the Town got involved, we would have to verify the survey map is correct before installation. It is recommended not to move forward with issuing permits for fences.

Councilwoman Metzler added that there is already a process in place for a resident to go before the Zoning Board of Appeals for a variance for a fence. This is stated clearly in Town Code.

Costello said fence requirements are shared with residents when they call for information.

Metzler stated this can be re-visited in the future if it is warranted.

Supervisor LaFountain added that Town Attorney Horwitz also reviewed and is satisfied with the current procedure.

Costello added that after speaking with Mr. LaMagna, he understands the situation.

VIII. HELD ITEMS
a. Jomanda Way, Expanding No Shooting Petition – LaFountain
b. Preservation of Curb Cut and Parking Requirement Relief, 2136 Penfield Road – Costello
c. Sign Ordinance Update/Proposed Ordinance Revisions – Costello/LaFountain
d. Vision Dodge Additional Parking, 920 Panorama Trail – Valentine
e. Outside Storage of Tires at 1821 Penfield Road – Costello

IX. Old Business – None

X. New Business – None

XI. Executive Session – Real Estate, Litigation and Human Resource Matters – None
XII. Next Meeting – May 24, 2017

XIII. Adjournment - Supervisor LaFountain adjourned the regular Work Session at 7:36 PM.

Lisa Grosser, RMC
Deputy Town Clerk