TOWN BOARD WORK SESSION AGENDA
Wednesday, July 12, 2017, 7:00 PM
Supervisor R. Anthony LaFountain, presiding

I. Call to Order
II. Approval of Minutes – June 28, 2017
III. Monthly Reports - June
IV. Public Hearings - None
V. Guests
   a. Brianna Ferranti - Request for Streamline Approval for Esthetic Shop at 2118 Five Mile Line Road
VI. Action Items
   a. Kidtopia Daycare, 1280 Creek Street (Limited Business District) - Costello
VII. Informational Items
   a. Town Comprehensive Plan Update - Valentine
   b. Conversion of Pre-existing Non-conforming Industrial Building to Climate Controlled Storage - 1385 Empire Blvd. - Costello
   c. Mixed Use Findings Statement - Valentine
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. Allen’s Creek Erosion - Valentine
   e. Outside Storage of Tires at 1821 Penfield Road - Costello
   f. KFC, 2146 Fairport Nine Mile Pt. Rd., Incentive Zoning - Costello
IX. Old Business – (NONE)
X. New Business
XI. Executive Session
XII. Next Meeting: July 26, 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
Councilman Moore
Councilman Quinn

Also Present:
Jim Costello
Lisa Grosser
Mark Valentine

Absent:
Councilwoman Metzler

II. Approval of Minutes – 6/28/17
CM Moore moved for the approval of the Minutes of June 28, 2017, CM Quinn seconded the motion.

III. Monthly Reports – Reports for June have started coming in and any outstanding reports are expected by the end of the week.

IV. Public Hearing – None

V. Guests
a. Brianna Ferranti – Request for Streamline Approval for Esthetic Shop at 2118 Five Mile Line Road
Jim Costello introduced Brianna Ferranti who is interested in leasing a portion of the Boychuk property adjacent to Divine Hair. This space was previously occupied by MeNu graphic design as storage.

Brianna Ferranti explained that she is an esthetician who will specialize in skin care, make-up and waxing. She current rents space inside a salon. She plans to be open varying hours between 9:00 AM and 9:00 PM, will have no employees and will require two (2) to three (3) parking spots.

Supervisor LaFountain inquired about the total square footage.

Ferranti said she did not have that number but it is the same as the previous Divine Hair salon; she will get that information to Mr. Costello.

LaFountain asked about signage.
Ferranti said she will be replacing the sign over the entry way, and would like a light. Her business will focus on brow sculpting and will meet with clients mostly by appointment. Initially there will be limited walk in appointments. Ferranti continued to say she has no plans to modify the exterior of the building. She obtains the space August 15, 2017 and would like to open September 1.

Councilman Moore asked for confirmation that this is the space that faces Five Mile Line Road.

Ferranti stated yes.

The Board discussed and agreed to approve the business through the streamline process.

Costello advised Ferranti that she will have to meet with the Fire Marshall and obtain a sign permit. She will also be issued a Conditional Use Permit and will have to pay a one-time fee.

LaFountain directed Costello to issue a letter summarizing tonight’s discussion.

VI. ACTION ITEMS

a. Kidtopia Daycare, 1280 Creek Street (Limited Business District) – Costello

Mark Valentine introduced Erik Graff who is interested in opening a new daycare facility at 1280 Creek Street. He is meeting with the Planning Board tomorrow for a sketch plan review and will also need to meet with the Zoning Board of Appeals for a variance. Valentine reviewed a February 1994 resolution which put in place a stipulation requiring Town Board approval for rezoning of the area. The parcel will also include 85 Sovran Drive which is a piece of land by Pen Web Park.

Erik Graff explained that the building will be 10,500 square feet with an outdoor playground on the east side. The capacity will be for 126 children and will consist of 8 classrooms, 2 infant, 2 toddler, 2 preschool and 2 pre-K.

Valentine stated that the Town Board has to approve the use. There is a mini storage facility in the back, and the property abuts a residential area. To the south is a CDS day facility that provides life skill training. An update to the storm water management facility will be required.

Councilman Quinn inquired about the hours of operation.

Graff stated 6:30 AM to 6:30 PM, Monday through Friday, which may be modified based on need.

Councilwoman Kohl asked how many employees will there be.
Graff stated 24 to 25 both full and part time. Each classroom will have two (2) teachers, a lead and an assistant.

Supervisor LaFountain asked if there will be any evening activities.

Graff said there would be a grand opening celebration and they would be open 2 - 3 nights per year. Graduation ceremonies are held off site at a local school. There will be no activity on weekends.

Kohl asked if Kidtopia had any other locations.

Graff said yes, one in Greece which is larger than what is proposed in Penfield.

Quinn asked if there will be outdoor speakers in the playground area.

Graff said yes, there will be a PA system that will be used for announcements only.

LaFountain asked if there would be any music played over the PA system.

Graff said no. Graff added that there will be a solid wall to the east, not a fence, which should reduce noise to the neighbors.

LaFountain said this application is keeping with the neighborhood, and added that he would be open to thoughts and ideas about the building design. LaFountain inquired about parking.

Graff said there would be 44 to 45 parking spaces.

Jim Costello added that there is additional parking available to the north if necessary.

Valentine stated that 85 Sovran Drive is an awkward parcel that will be included in this development. The Planning Board will be reviewing the sketch plan tomorrow night, adjacent neighbors have been notified.

The Board discussed and agreed to the use. This application will go before the Planning Board.
VII. INFORMATIONAL ITEMS

a. Town Comprehensive Plan Update - Valentine
Mark Valentine submitted a draft timeline to the Board for its review. Updating the Comprehensive Plan has become important as we review Open Space and the Shadow Pines/golf course use. Valentine then reviewed the timeline in which committee selection would begin early September and a targeted adoption in June of 2019.

Supervisor LaFountain asked Valentine to start a project file on the Town website and place this timeline in that file.

The Board reviewed the timeline and agreed to move forward.

LaFountain stated the timeline will be placed on the Town website in a couple of days.

b. Conversion of Pre-existing Non-conforming Industrial Building to Climate Controlled Storage - 1385 Empire Blvd. - Costello
Jim Costello stated that he has met with Steve Beikirch, who is Nick Meli’s grandson. This parcel has had an industrial building for the last 30 years and is a pre-existing non-conforming use. Beikirch is interested in converting one (1) of the buildings to climate controlled storage to complement the existing storage he has on site. Costello added this application is more compliant than the current use. Beikirch has also been working to get the site cleaned up.

Supervisor LaFountain asked if Beikirch is interested in doing additional climate controlled storage on the site.

Costello said Beikirch wants to start with this building only, but there may be additional in the future. Costello continued to say there are currently four (4) buildings.

Mark Valentine stated that eight (8) buildings are approved, and buildings are being built one at a time as they are being filled.

LaFountain asked if the site is getting cleaned up.

Costello said the area is getting cleaned up as the new buildings go up.

LaFountain asked that the applicant continue to work toward compliance.

The Board discussed and agree to allow the request. Costello will submit a resolution at the next Legislative Session on July 19, 2017, scheduling a Public Hearing on August 16, 2017. The resolution will state it is a modification to a pre-existing non-conforming use.
c. Mixed Use Findings Statement – Valentine
Mark Valentine submitted the Mixed Use Findings Statement to the Board for its review. This is a follow up to the adopted FGEIS and is the next step in the SEQR process. The Findings Statement is a summary of the project so far. If the Board approves, this statement would be put on the Town website and a 10 day comment period would begin. Valentine added that Summerhays has done the boundary description and staff is working with the Town Attorney on the final wording in the Ordinance.

The Board discussed and agreed, the findings statement will be placed on the website and the 10 day comment period will begin.

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. Allen’s Creek Erosion – Valentine
   e. Outside Storage of Tires at 1821 Penfield Road – Costello
   f. KFC, 2146 Fairport Nine Mile Pt. Rd., Incentive Zoning – Costello

IX. Old Business – None

X. New Business – None

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

XII. Next Meeting – July 26, 2017

XIII. Adjournment – Supervisor LaFountain adjourned the regular Work Session at 7:41 PM.

Lisa Grosser, RMC
Deputy Town Clerk