TOWN BOARD WORK SESSION AGENDA
(REVISED)
Wednesday, August 9, 2017, 7:00 PM
Supervisor R. Anthony LaFountain, presiding

I. Call to Order
II. Approval of Minutes – July 12, 2017
III. Monthly Reports - None
IV. Public Hearings - None
V. Guests
   a. 777 Panorama Trail - Sumket Village - Costello
VI. Action Items
   a. Sidewalk Waiver Request - 2080 Watson Hulbert Road - Valentine
   b. 1911 Salt Road - Grade and Fill Permit Request - Valentine
   c. KFC, 2146 Fairport Nine Mile Pt. Rd., Incentive Zoning - Costello
   d. Review of Catch-Basin Bids for 2017 - Giesselman
VII. Informational Items
   a. Mixed Use Findings Statement - Valentine
   b. 2328 Old Browncroft Boulevard - Glendoveers - 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
IX. Old Business – (NONE)
X. New Business
XI. Executive Session
XII. Next Meeting:- August 23, 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  
Councilman Quinn  

**Also Present:**
Jim Costello  
Rick Giesselman  
Lisa Grosser  
Eric Tait  
Mark Valentine  

**Absent**
Councilman Moore  

II. **Approval of Minutes – 7/12/17**
CM Quinn moved for the approval of the Minutes of July 12, 2017, CW Metzler seconded the motion.  

III. **Monthly Reports** – Supervisor LaFountain stated that reports have started coming in and are due tomorrow.  

IV. **Public Hearing** – None  

V. **Guests**  
a. 777 Panorama Trail – Sumket Village – Costello  
Jim Costello introduced Peter Vars, BME Engineering who is representing the owner of the properties. This site is the old Hilton Hotel site and the applicant is applying for a fill and grade permit.  

Peter Vars stated that Dutch Summers, Sumket Development, LLC is the owner of the property and has done several projects in town. Six to eight months ago Mr. Summers acquired the old Camp Haccamo property. Through discussions regarding access to the Camp Haccamo property, Summers was offered an additional parcel to relinquish the easement which granted access through the Thermo Fisher property. These additional acquisitions total 19.9 acres. Summers is interested in rebuilding the roadway, this will allow truck traffic to Thermo Fisher without going through the employee parking lot which had been the only access for deliveries. Summers proposes to reconstruct the existing roadway and add new asphalt to extend the haul road for future access.  

Councilman Quinn asked how is the parcel zoned?
Vars stated the parcel is zoned Limited Industrial. 15 months ago a concept was proposed for mixed use, but now the total area is 55 acres. They are still working on a definitive plan, one to include all of the parcels, but this may be several months away.

Supervisor LaFountain recapped that tonight’s discussion is for a grade and fill permit request to begin the roadway reconstruction and stone the haul road.

Vars added that there will be no clearing. All roads are currently private and the reconstructed portion would be brought up to Town specifications. The haul road is 16 feet wide.

The Board discussed and all agreed to approve the fill and grade permit to re-construct the roadway.

VI. ACTION ITEMS
a. Sidewalk Waiver Request – 2080 Watson Hulbert Road – Valentine
Mark Valentine stated that this is a single family residence located near the County line. The home is actually in Wayne County with an access drive from a flag lot into the property. The driveway and utilities are located in Penfield. This property is not in an area targeted for sidewalk installation; the closest sidewalk is on Dublin Road.

Councilwoman Metzler motioned to approve the request, Councilman Quinn seconded and all present voted “Aye.”

b. 1911 Salt Road – Grade and Fill Permit Request – Valentine
Mark Valentine stated that this request has been withdrawn.

c. KFC, 2146 Fairport Nine Mile Point Road, Incentive Zoning – Costello
Jim Costello introduced Bret Gross, Burns McDonnell who has submitted a revised design for the proposed restaurant to be located near Moe’s and Panera which are constructed of brick and efface.

Bret Gross reviewed that he came before the Board in June and additional exterior designs were requested to match the area better. This revised design consists of a brick building painted white and muted red.

Jim Costello added that 100% pictorial signage, which is pictured on the new proposal, is not allowed under Town code.

Councilwoman Kohl stated that this new design does not match the area.

Brett stated that the Board had requested a brick design though most buildings in the area are stucco with efface and brick.

Costello added that this new design is a box and needs relief.
Councilwoman Metzler suggested breaking up the exterior with awnings.

Kohl asked if this color scheme is approved, would you work on making the building more attractive.

Metzler asked Gross to caution the applicant because Incentive Zoning is a large portion of this project.

Supervisor LaFountain asked the Board if this color scheme is what they are looking for.

Councilman Quinn stated he is not in favor of this design, if the incentives are met, the design would have to be more like the Webster restaurant. Quinn added he is still not convinced this is the right location for KFC.

LaFountain said there are still additional questions pertaining to Incentive Zoning in the area. LaFountain asked Costello to provide the Board with the historic data of Incentive Zoning in this area. This design is not sufficient and the applicant needs to work on a redesign similar to the Webster restaurant which is a solid brick building.

Kohl added this is a stand-alone building and we want it to look good and blend in with the area. She added she has a hard time visualizing this building in that area.

Councilwoman Metzler made a motion to table the request, Councilman Quinn seconded and all present voted “Aye.”

Costello added that the applicant stated he is looking to preserve the back portion of the area. He asked the applicant to start pulling together bullet points for Incentive Zoning.

Gross added there will be a retention pond in the back of the site. Gross continued to say a study was done in preparation for the Webster restaurant, other buildings in the area are red brick. This brick design would not look good with other buildings in the Penfield Landing.

LaFountain stated there is potential for a pond, the back will be left in a natural state. He asked Gross to include any additional offerings for discussion on Incentive Zoning.

d. Review of Catch Basin Bids for 2017 – Giesselman

Eric Tait submitted a summary of the bids that were received on July 24, 2017.

Supervisor LaFountain stated that 30 basins have been budgeted for and AP Property Services is the lowest bidder.

Rick Giesselman stated that AP Property Services have been the lowest bidder since 2014.
LaFountain reviewed that the additional services line of the quote pertains to completing any required repair work when the basin is being replaced.

Councilwoman Metzler asked how often is additional repair required when the basins are being replaced?

Tait stated last year only one (1).

Giesselman said that the basins are cleaned and inspected prior to replacement.

Tait stated that we don’t anticipate additional repair, but want to have it as an option if needed.

LaFountain asked if AP Property Services would hold the price quoted for additional work beyond the 30 proposed replacements.

Giesselman stated yes, they would hold the quoted price.

Tait said this is a one (1) year contact with option to renew for up to two (2) more years with no price increase.

Councilman Quinn asked how many basins are there total.

Mark Valentine stated over 4,000.

Councilwoman Metzler motioned to approve accepting the bid, Councilwoman Kohl seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session on August 16, 2017.

VII. INFORMATIONAL ITEMS
a. Mixed Use Findings Statement – Valentine
Mark Valentine stated that we are still working on the Mixed Use Findings Statement, no comments were received during the 10 day comment period. This completes the SEQR portion of the process. We are working with Town Attorney Horwitz on the Ordinance and reviewing the manual. We have already received the map and description for the area. Valentine added that he will be coming back to the Board shortly for final adoption.

b. 2328 Old Browncroft Boulevard, Glendoveers – Valentine
Mark Valentine stated that there is currently an application before the Planning Board and the Zoning Board of Appeals regarding the future site plan. The applicant has had parking concerns and a sketch plan application has been received for a parking expansion. Tree removal and grading will be requested in an environmentally sensitive area. The request has also been sent to the Department of Environmental Conservation, who has also submitted concerns. There will be impact to the Town right-of-way on Old Browncroft Blvd. The application will be going
before the Planning Board on August 15, 2017 and is currently tabled before the Zoning Board of Appeals.

Supervisor LaFountain asked if the parking expansion can be done without disturbing the right-of-way?

Valentine said there are wetlands to the north so the project cannot be moved further north, staff has suggested removing one row of parking. Staff will also be reviewing the condition of the bridge going over the culvert as there is a concern about the bridge being used for truck traffic. An analysis will be done both pre and post construction.

LaFountain added that Ed Lindskoog is in the audience who is a member of the Trails Committee; will there be an opportunity for an access easement for trail connection?

Valentine stated yes, the County trailhead is in the area, this will also go before the Conservation Board.

Jim Costello added that this new parking area could also be used for trail head parking when Glendoveers is not using it.

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

IX. Old Business - None

X. New Business - None

XI. Executive Session - Real Estate, Litigation and Human Resource Matters - The Board went into an Executive Session regarding a personnel matter.

XII. Next Meeting - August 23, 2017

XIII. Adjournment - Supervisor LaFountain adjourned the regular Work Session at 7:48 PM.

Lisa Grosser, RMC
Deputy Town Clerk