TOWN BOARD WORK SESSION AGENDA

Wednesday, September 27, 2017, 7:00 PM
Supervisor R. Anthony LaFountain, presiding

I. Call to Order

II. Approval of Minutes – September 13, 2017

III. Monthly Reports - None

IV. Public Hearings - None

V. Guests
   a. Jess Sudol to Discuss Homearama 2018 - Valentine

VI. Action Items
   a. 2328 Old Browncroft Boulevard - Glendoveers - Valentine
   b. 23 Naples Circle - Sanitary Sewer Easement Abandonment - Valentine
   c. 11 Meadowlark Drive - Hold Harmless Agreement Request - Valentine
   d. 2709 Penfield Road - Grade and Fill Permit for a Pond - Valentine
   e. Greenwood Park Playground Equipment, Review Bid - Tait

VII. Informational Items
   a. (NONE)

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 Revision - Costello/LaFountain
   d. Windsor Ridge Development, Paving Extension - Valentine
   e. KFC, 2146 Fairport Nine Mile Point Road, Incentive Zoning - Costello

IX. Old Business – (NONE)

X. New Business

XI. Executive Session

XII. Next Meeting:- October 11, 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 Moore
Councilman Quinn

Also Present:
Lisa Grosser
Tim Masterton
Eric Tait
Mark Valentine

II. Approval of Minutes – 9/13/17
CW Metzler moved for the approval of the Minutes of September 13, 2017, CM Quinn seconded the motion, and all present voted “Aye.”

III. Monthly Reports – None

IV. Public Hearing – None

V. Guests
a. Jess Sudol to Discuss Homearama 2018 – Valentine
Mark Valentine introduced Jess Sudol, Passero Associates and John Antetomaso, Realtor, who have submitted plans to the Planning Board for the final phase of Watersong Trail. Valentine also submitted a copy of the NYS DOT paving specifications which the Town has adopted. The November 15th paving deadline has been removed and we will be using a temperature based specification in its place.

Jess Sudol stated that this would be the third Homearama at this location. Phase 5 will consist of 21 lots and will complete utility connections and the road loop which was left as a dead end at the completion of Phase 4. Homearama is planned for July 2018. We will be turning lots over for development in February 2018, and would like to have the paving completed in advance. This would also include completing the sidewalk on Five Mile Line Road. There will be eight (8) builders, and this location is one (1) of the two (2) finalists to be selected for Homearama. This phase will complete the infrastructure and we will follow the NYS DOT guideline temperature specifications for paving.

Supervisor LaFountain stated that he has always been a proponent of the timeline cutoff, and has historically held to the timeline specifications. LaFountain added he is concerned about a future request for an extension to the paving deadline, and will vote
“no.” LaFountain asked when will you be going before the Planning Board.

Sudol stated October 12.

LaFountain said there is a lot of ground to cover, and that is based on the assumption that the project is approved.

Councilman Moore asked as we move to a temperature based specification, does temperature fluctuation impact the progress? Moore also asked when the asphalt plants close?

Sudol said the asphalt plant will review the weather forecast early to mid-November and give a closing date.

Valentine stated that the applicant did discuss a Plan B, which is to cover the road in fabric and use millings. In the spring the fabric and millings would be removed to pave the road.

Sudol said we will be putting up a Letter of Credit for the road and will be responsible to repair the road if it does not meet Town Specifications.

Valentine added we usually take a two (2) year bond and we can extend it to three (3) years.

Eric Tait stated that prior to eliminating the November 15 time deadline, we have always followed and enforced the temperature specification which is a ground temperature of 45 degrees and rising.

Valentine said the applicant is pre-planning, this is pending Planning Board approval.

LaFountain added if the Planning Board does approve, please make sure all Letters of Credit and easements are in place.

Sudol agreed to have everything ready to go.

Valentine asked when will a decision be made as to who will be hosting Homearama?

Antetomaso said within a week or so.

Tait added, anytime roads are completed before snowfall is better for the Town’s snowplowing efforts.

VI. ACTION ITEMS
a. 2328 Old Browncroft Boulevard – Glendoveers – Valentine Mark Valentine submitted documents to the Town Board as a follow up from the last Work Session meeting. A letter with PRC recommendations, which include locating a trail head sign, alarm system for sanitary sewer system and additional gravel parking spaces along the proposed berm. Photographs of the area and
cross sections of the area, by stations showing both the existing surface and the proposed surface were also provided to the Board for its review. Valentine added that this application is pending before both the Planning Board and the Zoning Board of Appeals. The Planning Board is waiting for the Town Board’s decision on work in the Town owned right-of-way.

Councilwoman Metzler stated this has also been reviewed by the Watershed Management Committee, and they are comfortable with the application.

Valentine stated that this proposal is a compromise, we understand the logistics. Valentine added the Fire Marshal has had concerns about emergency access and this proposal would improve that access. Valentine said the Planning Board will continue to work through some environmental concerns.

Supervisor LaFountain asked Valentine to draw up the agreement and have the Town Attorney review it. Include that permission is granted to work in the Town right-of-way. The work is being performed to increase parking. We want to include protection for all devices and sewer appurtenances should be clearly marked. This document will then be submitted to both the Planning Board and the Zoning Board of Appeals for their applications.

Valentine added that this approval in no way indicates that the Town gives up their rights to the right-of-way.

Councilman Moore motioned for approval of work in the right-of-way, Councilman Quinn seconded and all present voted “Aye.”

b. 23 Naples Circle – Sanitary Sewer Easement Abandonment – Valentine

Mark Valentine submitted a map to the Board for its review, showing the original concept for storm sewers and sanitary sewers, which run across the back property line. Valentine added that there are sewer easements on both the east and west sides of the property which leaves no location for a shed. Valentine stated that Mark DiFranceso started working with the neighbors in 2006 regarding abandoning some of the easements.

Councilman Quinn motioned to allow the easement abandonment, Councilman Moore seconded and all present vote “Aye.”

A resolution will be submitted at the next Legislative Session on October 4, 2017.

c. 11 Meadowlark Drive – Hold Harmless Agreement Request – Valentine

Mark Valentine introduced Melissa and Matt Simmons who recently purchased 11 Meadowlark Drive. There is a ten foot wide drainage easement over a swale on their property. Valentine added the Simmons are interested in installing a fence for their three (3) dogs. There is a storm sewer inlet on a neighboring property. A
hold harmless agreement would have to be issued to install the fence.

Councilman Quinn asked if the fence will be installed along the rear property line.

Matt Simmons said yes, when they purchased the property they didn’t have a survey map. If they have to stay out of the easement the fence would have to be located 10 feet from the sunroom which wouldn’t allow much room for the dogs.

Councilwoman Metzler motioned to allow the Hold Harmless Agreement, Councilwoman Kohl seconded and all present voted “Aye.”

Supervisor LaFountain asked Valentine to have the agreement reviewed by Town Attorney Horwitz.

A resolution will be submitted at the next Legislative Session on October 4, 2017.

d. 2709 Penfield Road – Grade and Fill Permit for a Pond – Valentine
Mark Valentine introduced Randy Fox who is interested in installing a pond on his property. Valentine added there is a drainage channel that runs through the property.

Randy Fox explained that he will do test holes to verify there is no clay or bedrock. The pond will be ½ acre, approximately 110 feet wide by 200 feet long. The pond will be located along the drainage channel. Fox continued to say his yard is wet and he will be grading the property towards the pond to improve drainage.

Fox added the pond will be built for drainage to go back out to the swale and will not impact drainage for neighboring properties.

LaFountain asked who will be building the pond.

Fox said Warren Smith, Ponds Plus from Canandaigua.

Councilman Quinn motioned for the approval of the grade and fill permit, Councilwoman Metzler seconded and all present voted “Aye.”

e. Greenwood Park Playground Equipment, Review Bid – Tait
Eric Tait submitted renderings of the proposed playground to the Board for its review. Some of the playgrounds in Town parks need to be repaired and replaced and funds are in the 2017 budget. Tait continued to say we decided to start with Greenwood Park and went out for bid. We received three (3) bids Titan Development (Gametime) $57,725, American Recreation - $68,917 and Miracle Recreational Equipment - $90,405. Tait added we have used
Gametime in the past for playgrounds at Harris Whalen and Rothfuss Park. Tait then reviewed some of the specs items A through H. Titan Development has exceeded a couple of the requirements.

Councilwoman Kohl asked where is Titan Development located?

Tim Masterton said there is a representative in Buffalo.

Councilwoman Kohl motioned for the approval to award the bid to Titan Development, Councilwoman Metzler seconded and all present voted “Aye.”

Supervisor LaFountain stated that the bid was set up to have the work done this year. If there is an issue with the weather, the price will be held for 2018. The Town has to remove the existing playground equipment. LaFountain added that Masterton is a Certified Playground Safety Inspector.

Tait said he will work with Titan on the installation. We will try to get it done this year.

VII. INFORMATIONAL ITEMS
   a. (None)

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 Revision - Costello/LaFountain
   d. Windsor Ridge Development, Paving Extension - Valentine
   e. KFC, 2146 Fairport Nine Mile Point Road, Incentive Zoning - 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 legal matter.

XII. Next Meeting - October 11, 2017

XIII. Adjournment - Supervisor LaFountain adjourned the regular Work Session at 7:47 PM.

Lisa Grosser, RMC
Deputy Town Clerk