TOWN BOARD WORK SESSION AGENDA

Wednesday, February 28, 2018 7:00 PM

Supervisor R. Anthony LaFountain, presiding

I. Call to Order
II. Approval of Minutes – January 24, 2018
III. Monthly Reports - January
IV. Public Hearings - None
V. Guests
   a. John Antetomaso - Watersong Sidewalk Waiver Request. - Valentine
VI. Action Items
   a. Community Center Roof Replacement 2018 - Tait
   b. Starbucks Relocation to 1798 Penfield Road - Costello
   c. Sign Permit for Gurcan Tailor Shop - 2118 Five Mile Line Road - Costello
VII. Informational Items
   a. 2018 CDBG Application - SEQRA - 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 Revision - Costello/LaFountain
   d. Citizen's Climate Lobby - LaFountain
   e. Tree Preservation Guideline - Valentine
IX. Old Business
X. New Business
XI. Executive Session
XII. Next Meeting: March 14, 2018
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 (Arrived at 7:40 PM)
Councilman Quinn

Absent:
Councilwoman Metzler

Also Present:
Jim Costello
Lisa Grosser
Eric Tait
Mark Valentine

II. Approval of Minutes – 1/24/18
CM Quinn moved for the approval of the Minutes of January 24, 2018, CW Kohl seconded the motion.

III. Monthly Reports – All January reports have been submitted.

IV. Public Hearing – None

V. Guests
a. John Antetomaso – Watersong Sidewalk Waiver Request – Valentine
Mark Valentine introduced John Antetomaso and John Micca, RMJ Land Group and stated they have discussed the requested waiver with PRC.

John Antetomaso stated that this property was purchased from the previous developer when Phase 1 was completed. Antetomaso said the existing sidewalks, which are on both sides of the road, are not getting utilized and he would like to put sidewalks only on the inside ring of the street to be more cost effective.

Supervisor LaFountain asked if PRC had any comments.

Valentine said PRC is concerned about consistency within the development and overall esthetic look. PRC is supportive of both sides having sidewalks. At the very least PRC would like to see the two (2) sided connection to Mayer Farms. We would also have to look at the closures and returns where there are current sidewalk stubs to connect to the road. If the Board is supportive of this waiver, PRC will work with the applicant on the stubs and connections to the road.
Supervisor LaFountain asked if Antetomaso has anything outstanding with the Town.

Antetomaso said a street light needs to be repaired and will be completed when additional street lights are installed. All other things have been taken care of.

Valentine added all easements are in hand and the Letter of Credit is all set.

Councilman Quinn said he is concerned about continuity. It makes sense to continue the development as originally designed. Quinn asked if the stubs could be removed.

Antetomaso said the residents would not want the stubs removed. Antetomaso added other developers in the area have sidewalks on one side, or not at all. He is okay with the connections as requested by PRC.

Quinn stated he is in favor of having sidewalks on both sides of the street.

Councilman Quinn motioned to table the matter for the missing Board members to weigh in at the next Work Session, Councilwoman Kohl seconded and all present voted “Aye.”

VI. ACTION ITEMS

a. Community Center Roof Replacement 2018 – Tait

Eric Tait submitted a summary of the bids received to the Board for its review. The bid is to replace a 6,500 sq. ft. portion of the Community Center Roof and was bid in two (2) parts. J & B Installation was the low bidder and has done work for the Town in the past. They completed the main garage roof in 2015, and there has been no issue with quality. J and B also was the only bidder to attend a pre-bid meeting and took a test sample for evaluation.

Councilman Quinn asked if Tait suggests going with the 25 year warrantee, 75 mil roof over the 20 year warrantee, 60 mil roof?

Tait said based on the amount of roofing he feels it is better to spend more and make it last longer. He recommends going with the 75 mil roof, 25 year warrantee at a total cost for premium roofing material and installation of $90,500.

Quinn asked if any mechanicals need to be removed from the roof.

Tait said there are three (3) rooftop units, two (2) to three (3) drains and one (1) vent. J & B will cut around the items, flash and seal the roof.
Councilman Quinn motioned to award the bid to J & B Installation at the total cost of $90,500, Councilwoman Kohl seconded and all present voted "Aye." A resolution will be submitted at the next Legislative Session on March 7, 2018.

b. Starbucks Relocation to 1798 Penfield Road – Costello
Jim Costello introduced Luis Ribeiro, property owner, Rick Rock, Re/Max Plus and Jill Stark, Ferrara Jerum. Costello reviewed that the applicants had met with the Board at the January 10, 2018 Work Session and concerns were raised about the project.

Luis Ribeiro submitted a map and photo to the Board for its review. Ribeiro stated to accommodate the building close to the road without adding asphalt, he is proposing to extend the building to the front and create a tunnel for the drive-thru to reduce its visibility.

Councilwoman Kohl stated she would like the drive-thru in the back.

Ribeiro stated having the drive-thru in the back is not the safest scenario. He added at Dunkin Donuts, where a rear drive-thru exists, pedestrians have been hit by cars and there have been several close calls. This design is safer for pedestrians.

Kohl asked if Ribeiro had it to do over again, would he redesign Dunkin Donuts.

Ribeiro stated absolutely, it is the least safe drive-thru of all of my locations.

Kohl asked how Ribeiro would improve the connectivity of the site and make it more pedestrian friendly.

Ribeiro stated the proposed design is the safest. This design is similar to the Dunkin Donuts at NYS RTE 104 and Holt Road.

Councilman Quinn stated he is not in favor of the same design with a carport to cover the drive-thru. Quinn added he is concerned with traffic flow within the site and will not support this layout. Quinn said this redesign is just covering a blemish of a building design.

Kohl asked about landscaping.

Ribeiro said we can landscape in the front and build a berm to screen the drive-thru.

Kohl asked if there would be seating outside.

Ribeiro said yes, similar to Dunkin Donuts, exterior seating would be in the rear.
Kohl said the drive-thru concept is a different dynamic for that business area and is awkward. The site is a big parking lot with a road. Kohl would like to see connectivity and a more pedestrian friendly design.

Quinn said the drive-thru is not in the best interest of the Four Corners, and added he is a hard no for this request.

Jim Costello stated he was hoping for a different design. He would like to see the service moved to the back of the building and a sidewalk added along the side of the property to keep it pedestrian friendly. This design will change the character of the area and add traffic.

Ribeiro asked if the Town Board does not want a drive-thru at this location.

Supervisor LaFountain said the placement of the drive-thru is important. The location is in the Four Corners District and the intent of the district is to have a village feel. The buildings are located in the front and the activity is behind the building.

Ribeiro asked if the Board would support a drive-thru in the rear of the building even though he feels it is unsafe.

LaFountain suggested Ribeiro prepare a redesign in a cost effective way, then present a sketch for the Board to review. This current layout will not be supported.

Costello asked if the number of parking spaces proposed will be enough.

Ribeiro stated the 70% of the business would be drive-thru. A building without a drive-thru would need to have more square footage.

LaFountain asked for confirmation; the square footage of the proposed building is less than the current Starbucks.

Ribeiro said the current building is 3,000 sq. ft., this proposal is for 2,000 sq. ft.

Councilwoman Kohl moved to table the application for Ribeiro to prepare a re-design, Councilman Moore seconded, and all present voted “Aye.” Costello will work with Ribeiro and when ready he will come to either the March 14 or March 28 Work Session.

c. Sign Permit for Gurcan Tailor Shop – 2118 Five Mile Line Road – Costello

Jim Costello submitted photos of the proposed signs to the Board for its review. The signs will be located in the existing sign boxes on Five Mile Line Road and Penfield Road. Costello also advised that the temporary tailor sign on the stairway railing
will be removed. Costello stated that this request will be reviewed by the Historic Preservation Board on March 8, 2018.

Councilwoman Kohl motioned for the approval of the sign permit, subject to the Historic Preservation Board approval, Councilman Quinn seconded and all present voted “Aye.”

VII. INFORMATIONAL ITEMS

a. 2018 CDBG Application – SEQRA – Valentine
Mark Valentine submitted a copy of the CDBG Grant Application to the Board for its review. Valentine is proposing improvements in the Willow Pond Way area. Grants can be obtained in low to moderate income areas and the Willow Pond area is suggested. Improvements would include a walkway to Wegmans and on the south side of the private property along the driveway. Valentine also proposes to add sidewalks along Sanders Farm Road from Penfield Road, and continue to Willow Pond Way. Valentine added there will also be supplemental portions. We will be moving forward with the SEQRA component and this will be an Unlisted Action as there are no environmental issues.

Councilman Quinn motioned for the approval to move forward with the application, Councilman Moore seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session on March 7, 2018.

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. Citizen’s Climate Lobby – LaFountain
e. Tree Preservation Guidelines – Valentine

IX. Old Business – None

X. New Business – None

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

XII. Next Meeting – March 14, 2018

XIII. Adjournment – Supervisor LaFountain adjourned the regular Work Session at 7:51 PM.

Lisa Grosser, RMC
Deputy Town Clerk