TOWN BOARD WORK SESSION AGENDA

Wednesday, April 11, 2018 7:00 PM
Supervisor R. Anthony LaFountain, presiding

I. Call to Order
II. Approval of Minutes – March 28, 2018
III. Monthly Reports - March
IV. Public Hearings - None
V. Guests
   a. Robert Fallone, Update of Building Proposal at 2146 Fairport Nine Mile Point Road
   b. Al and Laurie Broccolo, Discussion of Farm Market at 2106 Five Mile Line Road
VI. Action Items
   a. Green Renewable, Possible Mulch Acquisition - Tait
   b. Parkview Drive Cured-In-Place Pipelining - Tait
   c. Sidewalk Waiver Request - 1921 Harris Road - Valentine
VII. Informational Items
   a. YMCA Roadway Dedication Discussion - 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 Guidelines - Valentine
   f. Starbucks Relocation to 1798 Penfield Road - Costello
IX. Old Business – (NONE)
X. New Business
XI. Executive Session
XII. Next Meeting: April 25, 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 1303.
Questions regarding video coverage contact Penfield TV at (585) 340-8661.
I. Call to Order

Present:
Councilwoman Kohl
Councilwoman Metzler
Councilman Quinn

Also Present:
Jim Costello
Lisa Grosser
Eric Tait
Mark Valentine

Absent:
Supervisor LaFountain
Councilman Moore

II. Approval of Minutes – 3/28/18
CM Quinn moved for the approval of the Minutes of March 28, 2018, CW Kohl seconded the motion.

III. Monthly Reports – Councilwoman Metzler stated that she has not been advised of any outstanding reports.

IV. Public Hearing – None

V. Guests

- Robert Fallone, Update of Building Proposal at 2146 Fairport Nine Mile Point Road
Jim Costello introduced Robert Fallone and reviewed that approval was given in 2014 for three (3) buildings. The first building on the top left, houses Moe’s, A T & T and the new Chen restaurant. The second building on the right is approved for 4,000 square feet, and the third building in the back is approved for 5,000 square feet.

Robert Fallone explained that he has two (2) tenants proposed for the second building which are Metro Mattress and Pizza Hut. The third building would be a 4,000 sq. ft. medical building for physical therapy.

Costello advised the Board that the medical building is a permitted activity in that district, and would not fall under Incentive Zoning. The second building, however, would fall under Incentive Zoning because of the potential for retail sales. Costello asked if the parcel would be split into separate addresses.
Fallone said he is not sure yet.

Costello said if the parcel is split the third building in the back would have 2148 Fairport Nine Mile Point Road as its address.

Councilwoman Kohl asked the size of the operations.

Fallone said Metro Mattress would be 2,500 square feet and Pizza Hut 2,000 square feet.

Councilman Quinn asked if the Pizza Hut would be similar to the one located on Fairport Road.

Fallone said the elevation of the building would be the same as Moe’s and A T & T, but the square footage is less. Fallone added that Pizza Hut would be requesting a drive-thru.

Costello advised Fallone that KFC proposed a drive-thru at that location and that was the deal breaker for this Board.

Mark Valentine stated that architecturally the building will match the existing building to the south.

Quinn asked about parking.

Fallone stated the 4,500 square foot building would have 32 parking spaces, which are just over 7 spaces per 1,000 square feet. The medical building would have 6 spaces per 1,000 square feet.

Kohl asked if there would be indoor seating at Pizza Hut.

Fallone said yes, but he is not sure how much.

Valentine added that there is a shared parking agreement between all properties in the area.

Costello stated that there is not currently an application, but that he wanted to get the Board’s comfort level before moving forward.

Kohl stated that we need more information about indoor seating and the drive-thru for Pizza Hut before we can move forward.

Costello added we would also need to know the number of employees at Metro Mattress, so we can confirm there is sufficient parking.

Fallone added Metro Mattress is a good fit because it’s not going to generate a lot of traffic.

Costello asked Fallone how the third building in the back would be buffered from the neighbors.
Fallone stated he would do the same as the Massachi building.

Costello said it will depend on the size of the building. You would want to keep at least what was done with the Masaachi building. He asked Fallone to send him more specifics and he will forward that to the Board for its review.

Quinn asked if delivery service is proposed for Pizza Hut.

Fallone said yes.

Costello added dumpster locations and stormwater management would also have to be reviewed. Viable parking needs to be reviewed based on what is being proposed for the site.

Fallone said the medical building would be similar to Spring Pines Office Park.

Costello said there is soil that needs to be removed from the site, what is the status?

Fallone said the equipment has been delivered and we will start tomorrow.

Costello said when Moe’s was built, an electric cable was pulled which connects to the street lights; this must also be repaired.

Valentine said he will forward Jim Kreckman’s contact information to Fallone to work on the street light situation.

Councilwoman Metzler said there has been issues in that area with signage and the number of signs allowed.

Costello said signs are allowed in the front and rear of the building, and a free standing sign will be allowed. Costello added a directory sign may be allowed if the parcel is divided.

Councilman Quinn motioned to hold on the request for additional information, Councilwoman Kohl seconded and all present voted “Aye.” This will be discussed at the next Work Session on April 25, 2018.

- Al and Laurie Broccolo, Discussion of Farm Market at 2106 Five Mile Line Road
  Jim Costello introduced Al Broccolo and Terry Williams. The Broccolos would like to collaborate with the Williams in opening a temporary farm market at 2106 Five Mile Line Road on Fridays and Saturdays. Costello provided the Board with a copy of the Temporary Recreation Permit application. They are interested in parking a flower van on the William’s property.
Al Broccolo explained that it would be a mobile farm market, in collaboration with Sunscape including flower baskets, perennials and produce. Broccolo continued to say we would roll the van in on Friday, to the left of the Aspenleiter store, near the Advanced Heating and Air Conditioning location.

Costello said there is a shared common driveway between the two (2) buildings which cannot be blocked.

Councilwoman Metzler said you would have to direct customers to come in via the Aspenleiter Vacuum parking lot.

Costello said the building next door, which houses Advanced Heating and Cooling was the parsonage for the church and has a shared driveway, which is the only access to the building, and must remain open. You have to be able to get customers to the site safely. Costello added there is public parking near Dr. Ciccone’s building, and there is a public parking agreement with the Penfield Fire District for the lot to the rear.

Terry Williams added we expect to use the church parking lot for parking.

Broccolo added we would set up Friday afternoon and stay through Saturday. The truck would not be on site any other time.

Costello asked what type of signage is planned.

Broccolo said there is a sign on the van, which has an awning, he would also like an A-frame sign.

Eric Tait said there is an island in the parking lot, which may be a good place for signage to direct customers to use the church parking lot.

Costello asked what is the time frame?

Broccolo said the end of May through September, but would be crop dependent. Due to the cold temperatures, the start date may have to be pushed back.

Councilwoman Kohl said she is supportive of the operation, but feels the truck should be located in the parking lot. Kohl said there is enough alternative parking in the area.

Costello said this is a nice application to draw people to the Four Corners area. If this was being proposed for any other area in Town, an Itinerant Vendor license would have to be obtained through the Zoning Board of Appeals. The location in the Four Corners requires the Town Board’s approval. Costello added we want to make sure all of the neighbors are notified and a Public Hearing could be held mid-May.
Quinn stated that he is supportive of the operation as proposed, but would have to see how it goes.

Costello stated that the Itinerant Vendor license would be issued by this Board for the season. The license would be issued similarly to a Conditional Use Permit. If the Public Hearing process is not completed in time, a Temporary Recreation permit can be issued.

Councilman Quinn motioned to schedule the Public Hearing, Councilwoman Kohl seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session on April 18, 2018.

VI. ACTION ITEMS

a. Green Renewable, Possible Mulch Acquisition – Tait
Eric Tait explained that he would like to sell surplus mulch to an offsite location, and submitted photos of the excess mulch piles to the Board for its review. The current amount of mulch is significant and growing due to the recent storm and the amount of tree debris that is being ground up. Tait stated he currently has between 3,000 to 5,000 yards of mulch and selling it would free up space. We have been hauling the excess mulch to the landfill. Tait explained that he has found a company that is willing to purchase the excess mulch.

Councilwoman Metzler asked what is the going rate for mulch?

Tait said depending on size and quantity, between $0 and $2.00 a yard. The quote came in on the high end, and the company is willing to honor the price of $2.00 a yard.

Metzler asked what would Town employees have to do.

Tait said we would have staff load the company’s truck with the excess mulch and it would be taken away in 75 to 80 yard loads.

Councilwoman Kohl asked when would this happen?

Tait said he would like to have this done before the Spring Drop-off.

Councilwoman Kohl motioned to authorize the Department of Public Works to contract with the company for the excess mulch, Councilman Quinn seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session on April 18, 2018.

b. Parkview Drive Cured-In-Place Pipelining – Tait
Eric Tait submitted a map and photos of the area for the Board’s review. Tait explained that there are existing pipes in neighborhood, from Old Westfall Road and Parkington Meadows that
drain to the lowest point of Parkview Drive. The water then flows into the Monroe County parkland area. There are issues with the pipe, which was put in in the late 1950’s. The pipe is corrugated metal and has rotted and now has holes which have allowed sticks and leaves to come up through the bottom of the pipe. The water leaks out of the holes and now sand is draining into the wetlands. Tait continued to say the best thing to do is a cast in place plastic liner. If the pipe continues to rot, the liner will stay in place and support the soil. The pipe requiring the liner is 24” in diameter, 300 to 350 feet long and varies between a 45º to 70º angle.

Councilwoman Metzler asked how long the liner would last.

Tait said it is a polymer that is cured within the pipe, and we would never have to replace it.

Tait continued to say he received a quote with Skanex Pipe Company and will get a quote from Kenyon Pipeline Inspections, who has the Monroe County contract. Tait said the price could vary based on the angle of the pipe.

Valentine said if we go with Kenyon Pipeline Inspections, they are on the Monroe County contract, and would not require a bid.

Tait said the cost could vary widely and if the quote is over $35,000 we would have to go out to bid.

Councilman Quinn asked how intrusive is the work for the neighbors?

Tait said there would be no digging, the manhole would be opened, slide in the bag and then the polymer is cured with steam. The process would take one (1) day to complete.

Councilman Quinn motioned to get the estimates and authorize the Supervisor to sign a contract for the work to be performed, Councilwoman Kohl seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session on April 18, 2018.

c. Sidewalk Waiver Request – 1921 Harris Road – Valentine

Mark Valentine stated that this property is located east of the line where most of the sidewalks are located in town. It is a two (2) lot subdivision consisting of a house and a barn. The application is currently pending before the Planning Board.

Valentine said the current Sidewalk Waiver Policy is in the process of being revised and the modification is being reviewed by the Supervisor and will be back before the Board shortly. Valentine said we are looking to make the east side of Town an automatic waiver and modifying the formula to calculate the sidewalk fee on the west side of Town.
Councilman Quinn motioned to allow the waiver, Councilwoman Kohl seconded and all present voted “Aye.”

VII. INFORMATIONAL ITEMS

a. YMCA Roadway Dedication Discussion – Valentine
Mark Valentine displayed a map of the YMCA property with the proposed Mixed Use overlaid on the map. Valentine stated we have been reviewing the possibility of the Town taking dedication of the roadway to the YMCA. Then other developments would then have access to it. Valentine continued to say, we will take core samples and the current width is okay. We would also have to take the right-of-way and there are no utilities.

Councilman Quinn said if this becomes a Town dedicated road, the YMCA would have to close off the access points.

Valentine said there would have to be a maintenance agreement for the road with the YMCA, and they would share in the maintenance of it.

Eric Tait added that we have had preliminary conversations with the YMCA about the maintenance of the road.

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
f. Starbucks Relocation to 1798 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 – April 25, 2018

XIII. Adjournment – Councilwoman Metzler adjourned the regular Work Session at 7:48 PM.

Lisa Grosser, RMC
Deputy Town Clerk