TOWN OF PENFIELD  
3100 Atlantic Avenue, Penfield, NY 14526-9798

TOWN BOARD WORK SESSION AGENDA  
Wednesday, May 9, 2018 7:00 PM  
Supervisor R. Anthony LaFountain, presiding

I. Call to Order

II. Approval of Minutes – April 25, 2018

III. Monthly Reports - None

IV. Public Hearings - None

V. Guests
   a. Danny Daniele, Discussion of Conversion of Bazil's Restaurant to Mario's - 1384 Empire Blvd. - Costello

VI. Action Items
   a. Request for Approval of Sign Package for K2 Brewing at 1221 Empire Blvd. - Costello
   b. Citizen's Climate Lobby, Letter of Support - LaFountain
   c. YMCA Roadway Dedication Discussion - Valentine
   d. Sidewalk Waiver request for Capstone Subdivision at 1698 Creek St. - Valentine
   e. Wickham Farms Grade & Fill for You Pick - Valentine

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. Tree Preservation Guidelines - Valentine
   e. Starbucks Relocation to 1798 Penfield Road - Costello

IX. Old Business – (NONE)

X. New Business

XI. Executive Session

XII. Next Meeting: May 23, 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:
Supervisor LaFountain
Councilwoman Kohl
Councilman Moore
Councilman Quinn

Also Present:
Jim Costello
Lisa Grosser
Mark Valentine

Absent:
Councilwoman Metzler

II. **Approval of Minutes – 4/25/18**
CM Quinn moved for the approval of the Minutes of April 25, 2018, CW Kohl seconded the motion.

III. **Monthly Reports – April reports have started coming in.**

IV. **Public Hearing – None**

V. **Guests**

- Danny Daniele, Discussion of Conversion of Bazil’s Restaurant to Mario’s – 1384 Empire Blvd. - Costello

Jim Costello introduced Danny and Anthony Daniele and mentioned the April 18th press release announcing that Bazil’s Restaurant will be converted to a Mario’s Restaurant.

Danny Daniele stated that Bazil’s Restaurant has been at this location for 13 years, and sales have slowed. Daniele said it is time to refresh the location and he is interested in adding an ice cream parlor. The addition of ice cream will give guests another reason to visit the location. Daniele stated he will also be adding new stone dust to the swan view trail. An airplane dock will be converted to a lookout area. The existing Bazil’s sunroom will be converted to the ice cream parlor and windows will be added so that customers can walk up from the exterior. Access will also be available via an external door, and via the restaurant. Both frozen custard and hard ice cream will be offered. Mario’s Restaurant will have a fresh pasta concept.
Anthony Daniele added that they have invested in the marina, the apartments are doing well and the swan trail will help make the area more of a destination to maximize this waterfront asset. Daniele continued to say the original intent was to re-open Mario’s in the Whole Foods Plaza in Pittsford, but they have decided to move Mario’s Restaurant to Penfield.

Supervisor LaFountain asked if there will be external changes to the restaurant other than the addition of the walk-up windows.

Daniele said no, only an updated sign package. There will be no significant changes to the interior of the building, only cosmetic and landscaping updates.

Councilwoman Kohl asked if there would be additional seating for the ice cream parlor.

Daniele said we will add tables and chairs to the gazebo/patio area and there will also be an area inside the restaurant.

LaFountain asked how long will the restaurant be closed?

Daniele said only one (1) week, some of the modifications have already been completed. Basil’s Restaurant will close on May 20th and Mario’s Restaurant will open on June 1st.

Costello asked, according to the press release, the Daniele’s will honor Bazil’s Restaurant gift cards.

Daniele stated that is correct.

Kohl asked about additional signage for the ice cream parlor.

Daniele stated there would be no change in signage by the road.

Costello asked Daniele to meet with the building inspector and confirm permits are not required.

Daniele said he will also contact the Fire Marshal to perform an inspection.

Costello asked Daniele to forward the dimensions of the sign to him for review in the permitting process.

Councilman Quinn motioned for the approval of the conversion of Bazil’s to Mario’s and the addition of the ice cream parlor. Councilman Moore seconded and all present voted “Aye.”
VI. ACTION ITEMS

a. Request for Approval of Sign Package for K2 Brewing at 1221 Empire Blvd. – Costello

Jim Costello stated that he has received the sign package from Brad Kennedy and had forwarded it to the Board for review. The requested signage is less than what is allowed under Town code. The free standing sign is 16 sq. ft., which is less that the 20 sq. ft. permitted by code. The wall mounted sign is 4’ x 16’, a second sign, containing the logo, will be painted on an exterior wall. The total dimensions of both signs are less than what is allowed by code.

Supervisor LaFountain asked if the logo painted portion could be included in the mounted sign and square it off on the building. This way it would be considered only one (1) sign. LaFountain asked what is the square footage of the freestanding sign?

Costello said the freestanding sign is 2’ x 8’.

Councilwoman Kohl motioned for the approval of the signage, Councilman Quinn seconded and all present voted “Aye.”

Costello said he would inquire about the logo to see if it can be either eliminated or incorporated into the sign.

b. Citizen’s Climate Lobby, Letter of Support – LaFountain

Supervisor LaFountain stated that a draft letter of support has been reviewed by the Board over the last month. Changes have been incorporated and reviewed by the Board. LaFountain said the final letter of support will be sent to the Board for signatures. The final letter will also be placed on the Town website.

Councilwoman Kohl motioned to approve the amended letter, Councilman Moore seconded and all present voted “Aye.”

c. YMCA Roadway Dedication Discussion – Valentine

Mark Valentine posted a map of the YMCA property with an overlay of the Mixed Use District. Valentine reviewed that this had been discussed with the Board at a previous Work Session, but all members were not present. The YMCA is in negotiations to acquire a piece of the roadway in preparation for the Town to take dedication of the road in the future. We also plan to add an additional spine to take the road north for additional connections. The roadway would be unique and as part of the Mixed Use Zoning it would have greenspace sidewalks, bike lanes and on-street parking. Valentine added we will also review minimizing the connections to the road from the YMCA parking lot.

Councilman Quinn stated he is not in favor of a parking lot connecting to a Town road. For his support the YMCA would have to commit to reducing the connections to three (3) or four (4), matching what is proposed across the driveway. Quinn added he also has traffic and plowing concerns.
Valentine stated that if we move ahead with the dedication, the Town will have a property maintenance agreement with the YMCA. Valentine added we want to minimize the parking space loss to the YMCA.

Costello said we will require the installation of stop signs along the road.

Quinn said he would like to see a plan with four (4) or five (5) access points that line up with the proposed Mixed Use Development.

Councilwoman Kohl asked if there are any other Town dedicated roads with multiple access points.

Valentine said Brandt Point Drive near Baytowne Plaza.

LaFountain said Brandt Point Drive has fewer access points than the YMCA will have. LaFountain continued to say he is sensitive first to the reduction in parking spaces and to minimize the pinch points near the entrance. If it is closed off, parking spaces will be lost that they cannot afford to lose. If there is a reduction of 40-50 parking spaces, there will be an overall impact to the facility.

Councilman Moore asked if the plans move forward would an engineer based traffic study be required. Moore added he is concerned about the liability of connecting a parking lot to a Town dedicated road.

Valentine stated he has spoken with Peter Vars from BME Associates, and they will be retaining a traffic engineer. The applicant will review the best configuration, the conditions of the roadway still have to meet our Town dedication construction standards.

Kohl asked that the traffic of NYS RTE 250 also be reviewed.

Valentine said we can work with the NYS DOT on timing of lights and turn arrows to minimize impacts.

Kohl said she would like to see a traffic study.

Valentine stated that the road was originally built to Town Standards and we have an access easement over it. We will also verify all standards are met prior to taking dedication.

Councilman Moore motioned to table the request for additional information, Councilman Quinn seconded and all present voted “Aye.”
d. Sidewalk Waiver request for Capstone Subdivision at 1698 Creek Street – Valentine
Mark Valentine referred to the plat map version of the subdivision. Valentine stated there is tree clearing going on now, and approvals have been received from the Planning Board. Valentine continued to say all existing sidewalks on Creek Street are on the west side. The Planning Board is supportive of a full waiver. PRC reviewed and stated there is nothing to connect to on the west side of Creek Street. Easements will be taken so that if in the future if the neighbors request sidewalks, we are prepared.

Councilman Moore stated that based on the layout of the development, sidewalks are not necessary.

Valentine said the road is 600 feet long and there are 16 lots.

LaFountain asked if easements would be obtained for both Creek Street and the Capstone Development.

Valentine said yes, and the sidewalk waiver would be for both.

Councilwoman Kohl motioned to allow the sidewalk waiver, Councilman Quinn seconded and all present voted “Aye.”

e. Wickham Farms Grade and Fill for You Pick – Valentine
Mark Valentine reviewed that the applicant had been before the Board last year. The operation is being relocated to Sweets Corners Road. The property splits between Mixed Use zoning and a Conservation Easement area. The application is still before the Planning Board, but this will be a longer process. Valentine continued to say, Wickham will need a parking area for the U-pick operation this fall and is proposing a gravel area in the front. The Planning Board is having a continued discussion on the other parts of the proposed development.

Councilman Quinn asked if this would be a long term stone parking lot.

Valentine said yes, there will be a paved piece in the right-of-way only.

Councilwoman Kohl asked the capacity of the parking lot.

Valentine said 175 cars.

Councilman Moore asked if the core use for the parking lot would be in the fall only.

Valentine said Wickham is transitioning his business from three (3) season to only late summer and fall. The Planning Board will continue its discussion regarding the CSA building.

Kohl asked if the parking area will be used to store equipment.
Valentine said no, Wickham has other areas to store equipment.

Kohl asked about signage.

Valentine said there will be a hay bale near the street with a U-Pick sign. Wickham will also have flaggers directing people to park. There were no issues or concerns with the operation last fall.

Quinn asked how much fill will there be.

Valentine said Wickham will adding gravel.

Councilman Moore asked how deep.

Valentine said 9” to 12” deep.

Moore asked where will the topsoil go?

Valentine said Wickham will use the topsoil on his property.

Supervisor LaFountain asked if there will be any modification to the location of the parking lot upon receiving the Planning Board approval.

Valentine said they are working on other logistical things, the Board and the neighbors are supportive of the layout as proposed.

LaFountain added this is consistent with what has already been presented.

Costello asked Wickham to confirm that he will be keeping the topsoil.

Wickham stated yes.

Councilman Quinn motioned to approve the grade and fill for the parking lot, Councilwoman Kohl seconded, and all present voted “Aye.”

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. Tree Preservation Guidelines – Valentine
e. 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 - May 23, 2018

XIII. Adjournment - Supervisor LaFountain adjourned the regular Work Session at 7:43 PM.

Lisa Grosser, RMC
Deputy Town Clerk