TOWN BOARD WORK SESSION AGENDA

Wednesday, October 10, 2018 7:00 PM
Supervisor R. Anthony LaFountain, presiding

I. Call to Order

II. Approval of Minutes –September 26, 2018

III. Monthly Reports - September

IV. Public Hearings - None

V. Guests
   a. Bob Tokarz, Discussion of New Ownership of Penfield Gold & Coin at 1833 Penfield Road - Costello

VI. Action Items
   a. 4692 Sq. Ft. Animal Hospital at 1467 Empire Blvd. - Costello
   b. Hold Harmless Agreement Request - 410 Maryview Drive - Valentine

VII. Informational Items
   a. Petition for Sidewalk Installation on Huntington Meadows - Valentine

VIII. Held Items
   a. Jomanda Way, Expanding No Shooting Petition - LaFountain
   b. Sign Ordinance Updates/Proposed Ordinance Revision - Costello/LaFountain
   c. Private Storm Pipe Agreement, 88 Stoneledge Way - Valentine
   d. Development of Apartment Building at 1384 Empire Blvd. - Costello

IX. Old Business

X. New Business

XI. Executive Session

XII. Next Meeting: October 24, 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  
Councilwoman Metzler  
Councilman Moore  
Councilman Quinn  

*Also Present:*
Jim Costello  
Lisa Grosser  
Mark Valentine

II. **Approval of Minutes – 9/26/18**
CW Metzler moved for the approval of the Minutes of September 26, 2018, CM Quinn seconded the motion.

III. **Monthly Reports** – Reports for September have all been submitted.

IV. **Public Hearing** – None

V. **Guests**

- Bob Tokarz, Discussion of New Ownership of Penfield Gold and Coin at 1833 Penfield Road – Costello  
  Jim Costello introduced Bob and Cindy Tokarz who are interested in taking over the business located at 1833 Penfield Road. The previous owner is opening a new shop in Webster.

  Bob Tokarz explained that he has been a customer of the previous owner and is interested in taking over the business as it is. Tokarz and his wife Cindy have been selling items at flea markets and shows for 25 years, and are interested in having their own shop. Tokarz has a security business and has worked for the Department of Defense, has security clearance and friends in government and law enforcement. They expect no more than one (1) or two (2) customers at a time and parking is sufficient. There will be no additional employees. Hours of operation will be Monday through Friday 10:00 AM to 5:00 PM and Saturday 10:00 AM to 2:00 PM. Initially they may open reduced hours of 10:00 AM to 3:00 PM, until Bob leaves his current job.

  Councilwoman Kohl asked what type of items they intend to sell.
Cindy Tokarz said they will sell jewelry from estate sales and small antiques like clocks.

Councilman Moore asked if the name of the business will change.

Tokarz said no, we are buying the business as it is, including fixtures and signage.

Supervisor LaFountain asked if there will be pawns.

Tokarz said no pawns or loans will be allowed. We are required to hold items for 14 days before they can be sold. We will not sell electronics or tools, only collectibles.

Councilwoman Metzler asked if Tokarz would be interested in changing the name of the business as Penfield Gold and Coin does not describe the items they intend to sell.

Tokarz said no, the purchase of the business includes the signs and website and he isn’t interested in changing them.

Metzler said she is not comfortable with Tokarz keeping the current name based on the history of the business. Metzler suggests changing the name to something more upscale such as Penfield Collectibles and Antiques. Metzler added she also has concerns with the current window signage as it is kind of urban and doesn’t fit well in the Four Corners Historic District.

Tokarz said he would like to keep the name as is because the gold sales are a lucrative portion of the business and he will continue to sell gold.

Cindy Tokarz asked if Penfield Gold and Collectibles would be a more suitable name.

LaFountain asked if the square footage of the business is 825 sq. ft.

Bob Tokarz said he thinks it may be smaller.

Councilwoman Metzler moved to go forward and schedule a Public Hearing, Councilwoman Kohl seconded and all present voted “Aye.”

LaFountain noted that the original approval resolution from September 7, 2011 will be provided to the applicants. The Tokarzs will be the third owners of this business. LaFountain asked Costello to work with the applicants and provide a sign package for the Board to review.
VI. ACTION ITEMS

a. 4,692 Sq. Ft. Animal Hospital at 1467 Empire Blvd. – Costello

Jim Costello introduced Dan Pieters and Ken Boehm and reviewed that the Public Hearing was held on October 3, 2018. Costello continued to say he will have the Town Landscape Consultant work with the applicants on the exterior of the building. The Fire Marshal has a concern with the access to the parcel and has requested the driveway be moved from the south of the building to the north to allow a wider turn lane for firetrucks to enter and exit the site. An updated proposal was submitted to the Board for its review and a copy has been given to Jeff David, Fire Marshal for review with the fire districts. Costello continued to say PRC reviewed the updated proposal and recommends having two (2) access points to allow for a looped driveway. If the fire department prefers a looped road, it would have to be approved by the NYS DOT.

Dan Pieters stated that the revised drawing shows enough turning space for a ladder truck, which is the largest truck used by the fire department. Pieters continued to say they are currently going through an expedited review with the NYS DOT for this modification. If the proposal is changed to a two (2) access point looped road, it will not be able to be an expedited review.

Supervisor LaFountain asked if the sidewalks have also been modified from 5 foot wide to 7 foot wide.

Pieters said yes, the 7 foot wide sidewalk makes sense. Pieters added he will provide an updated landscape plan.

Councilwoman Kohl moved to approve the animal hospital subject to the conditions that have been discussed, Councilwoman Metzler seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session on October 17, 2018 scheduling a Public Hearing.

b. Hold Harmless Agreement Request – 410 Maryview Drive – Valentine

Mark Valentine introduced Bill Isaac who lives in the Villas at East Hampton which is a private development, and the Town owns the Sanitary Sewer. Mr. Isaac is interested in extending his driveway four (4) feet and creating a turn-around which will go into the sanitary sewer easement. Mr. Isaac will have to work with the homeowner’s association for approval of the driveway.

Councilwoman Kohl asked if PRC had comments.

Valentine said PRC has no concerns.

Jim Costello added that Mr. Isaac understands that if the Town needs access to the sanitary sewer it would be his expense to repair or replace the driveway.
Councilwoman Metzler moved to allow the Hold Harmless Agreement, Councilman Quinn seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session on October 17, 2018.

Costello added the agreement will be filed with the County Clerk at the expense of Mr. Isaacs.

VII. INFORMATIONAL ITEMS

a. Petition for Sidewalk Installation on Huntington Meadow – Valentine

Supervisor LaFountain reviewed that Charleigh Grigaitis and Jordan Leakey presented a petition for sidewalks to the Town Board at the September 5, 2018 Legislative Session. LaFountain added that staff has reviewed this request and prepared a cost estimate for the Board’s review.

Mark Valentine stated that the estimate to provide sidewalks along Huntington Meadow from Clark Road to Panorama Trail at current costs would be $157,850. These funds are not available in the 2019 budget. This could be discussed in February/March when reviewing upcoming needs as we begin to prepare for the 2020 budget. Valentine added we are always looking for grant opportunities and there may be an opportunity through the “Safe Routes to School” grant. Traffic counters were put in for 24 hours a day for two (2) weeks and 85% of the traffic travelled at 25 MPH or less. There was an average of 2,300 cars per day. Valentine continued to say the traffic count in 1999 was 2,800 cars per day then the speed humps were added. In 2003 the traffic count had reduced to 2,100 cars per day.

Councilwoman Kohl asked if the cost estimate was to complete sidewalks on one (1) side of the road.

Valentine said yes, we would have to survey the properties to locate utilities and review the right-of-way. Some trees may need to be removed and easements obtained from the residents.

Councilwoman Metzler noted that the 2019 budget for sidewalks is $55,000, $40,000 of which is slated for new construction, and this request would be $100,000 over the 2019 budget.

LaFountain stated we are at the end of the 2019 budget cycle and cannot change it. LaFountain suggests staff survey the area in 2019 which will include locating utilities, obtaining easements and speaking to owners if landscaping or trees will be impacted. We would then look to include this work in the 2020 budget.

Councilman Quinn asked if the funds can be taken from two (2) fiscal years.

LaFountain said we can take some from 2019 and encumber it until 2020.
Quinn asked about budgeting for the project in both 2020 and 2021.

LaFountain stated that is also an option.

Kohl asked how long it will take to survey the neighborhood.

Valentine said one (1) week, but we do not have funding to do this until 2019. Valentine added that Huntington Meadow is a Town road, and it connects to Clark Road and Panorama Trail which are also Town roads. Valentine said we will have to work with the Monroe County Water Authority and R G & E.

Metzler thanked the girls who carried the Petition. They were able to get 100% of the neighbors to sign the petition that are located on one (1) side of the road.

Councilman Moore commended the girls for their hard work. Moore added there was a neighborhood meeting 8 or 9 years ago, we met and spoke about traffic and sidewalks and there was significant disagreement among the neighbors. This Petition is a good step forward.

LaFountain added we will reach out to our State Representatives to see if we can get some financial help. We will identify the impact to the neighborhood in 2019. We may hold a Public Information Meeting for the neighbors. As we prepare for the 2020 budget we can look to increase the sidewalk budget.

Moore added we will review State and Federal grants and look for any opportunity to expedite this request.

Councilwoman Kohl moved to begin the survey work in 2019 and prepare for the construction of sidewalks in 2020. Councilwoman Metzler seconded and all present voted “Aye.”

VIII. HELD ITEMS

a. Jomanda Way, Expanding No Shooting Petition – LaFountain
b. Sign Ordinance Updates/Proposed Ordinance Revision – Costello/LaFountain
c. Private Storm Pipe Agreement, 88 Stoneledge Way – Valentine
d. Development of Apartment Building at 1384 Empire Blvd. – Costello
IX. Old Business – None

X. New Business – None

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

XII. Next Meeting – October 24, 2018

XIII. Adjournment – Supervisor LaFountain adjourned the regular Work Session at 7:58 PM.

Lisa Grosser, RMC
Deputy Town Clerk