TOWN BOARD WORK SESSION AGENDA

Wednesday, July 24, 2019 7:00 PM

Supervisor R. Anthony LaFountain, presiding

I. Call to Order

II. Approval of Minutes – June 26, 2019

III. Monthly Reports

IV. Public Hearings - None

V. Guests
   a. Dr. Jack Howitt for a Discussion Regarding the Development of 1211 Empire Blvd.

VI. Action Items
   a. Harris-Whalen Park Playground Replacement - Tait
   b. Box Athletic Field Rothfuss Park - Tait
   c. Town Hall Sanitary Sewers - Tait
   d. Adoption of an Update to the Town's Design and Construction Specifications - Costello
   e. Sidewalk Waiver Request for 1867 Jackson Road - Costello

VII. Informational Items
   a. 143 Farm Brook Drive, Hold Harmless Agreement - Valentine

VIII. Held Items
   a. Jomanda Way, Expanding No Shooting Petition - LaFountain
   b. Sign Ordinance Updates/Proposed Ordinance Revision - Costello/LaFountain
   c. Community Choice Aggregation, Penfield CCA Resident's Committee - LaFountain
   d. Greenlight Fiber Underground Installation, Cranberry Cove - LaFountain/Valentine

IX. Old Business – (NONE)

X. New Business

XI. Executive Session

XII. Next Meeting: August 14, 2019

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.
Town Board Work Session Minutes
July 24, 2019
7:00 PM

I. Call to Order

Present:
Supervisor LaFountain
Councilwoman Kohl
Councilwoman Metzler
Councilman Moore

Also Present:
Jim Costello
Lisa Grosser
Eric Tait

Absent:
Councilman Quinn

II. Approval of Minutes – 6/26/19
CW Metzler moved for the approval of the Minutes of June 26, 2019, CW Kohl seconded the motion.

III. Monthly Reports – Supervisor LaFountain stated that most reports have been submitted, any outstanding reports will be in by Friday.

IV. Public Hearing – None

V. Guests

a. Dr. Jack Howitt for a Discussion Regarding the Development of 1211 Empire Blvd.
Supervisor LaFountain introduced Dr. Howitt and Jess Sudol, Passero Associates.

Jess Sudol reviewed that a traffic study was completed in 2013. This proposal is for land situated on the south side of Empire Blvd., near Wilbur Tract Rd. A proposal for 32 town homes in the R-1-20 portion of the parcel is currently on hold before the Planning Board. Some area residents are not in favor, and the historical use of the property yielded poor soil. It would be cost prohibitive to do the required soil mitigation, and infrastructure to create a dedicated road.

Sudol continued to explain that this new proposal is for a three (3) story apartment building at the front of the property and would consist of 60 one (1) and two (2) bedroom units. This proposal would have less disturbance for land within the LaSalle’s Landing District. There would be no disturbance of the land on the hill near the neighbors. Sudol added, if this project is favorable, the application for town homes, which is
before the Planning Board, would be withdrawn. SRF completed an update to the traffic study and due to existing conditions on Empire Boulevard, a left turn lane is warranted. NYS DOT has plans for improvements on Empire Blvd., but a left turn lane is not included in those improvements. NYS DOT supports the construction of a left turn lane as part of this project. Sudol added traffic volumes are not high enough to warrant a traffic signal at this time.

Councilwoman Kohl stated a three (3) story building would be higher than the existing K2 Brewery which is one (1) story.

Sudol said there is grade on the hill, the peak of the roof would be below the elevation. The residents behind the project would have to look down to see the roof of the proposed building.

Jim Costello asked how close to Wilbur Tract Road is the building proposed.

Sudol said 30 feet from the edge of the pavement. Improvements to Wilbur Tract Road would only be in the area of the new construction.

LaFountain stated that the original proposal was for 36 apartments and 32 town homes on the top of the hill.

Sudol commented that this project would have one (1) and two (2) bedroom apartments and fewer people living there.

Councilwoman Metzler asked how far the project is from the Irondequoit Bay shoreline.

Sudol said 220 feet from the cove to the culvert, and approximately 265 feet above the water level.

LaFountain stated the State Department of Health is proposing a 255.2 elevation requirement for new construction. LaFountain will be attending Lake Ontario Resiliency and Economic Development (REDI) meetings over the next few weeks. LaFountain added there are also two (2) pump stations in the area, and the water is currently on the edge of Empire Blvd.

Sudol said the proposal is up the hill and we will make sure we are above the new elevation requirement.

LaFountain stated the town home proposal is tabled for now. If this project were to move forward, would the town home project be built at some point in the future?

Sudol said the town home project would be taken off the table for now, and there is no intention to build them. Sudor added Wilbur Tract Road will only be dedicated in front of this project.
LaFountain added there were concerns on both sides as to whether to dedicate Wilbur Tract Road or not.

Councilman Moore asked, if Wilbur Tract Road is dedicated, how would town plows turn around?

Sudol said this project is for rentals. We could coordinate a turn-around for plows with the Highway Department on the dedicated portion of the road.

Dr. Howitt suggested, we can maintain the road as private.

Moore asked what is the planned proportion of one (1) versus two (2) bedroom units?

Sudol said that is not determined yet, it would be designed to fit within the district.

Kohl asked if the property above the proposed building was still up for consideration to be dedicated to Monroe County.

Dr. Howitt said there are 3 ½ acres the County agreed to accept into the park system.

LaFountain stated the Board will review the information presented and discuss at a future Work Session.

Kohl asked if the area could be staked out so that the Board could visit and see where the actual building would be.

Sudol said yes.

LaFountain asked Sudol to contact staff once the property is staked out and we will coordinate a visit with the Board.

Costello asked what is the rationale for putting the building in the front of the parcel, and the parking in the rear?

Sudol said we are following current planning methods, it doesn’t really matter and could be swapped.

Costello asked if there is a concern with K2 Brewery parking?

Sudol said if this project moves forward, there would be a parking analysis. Sudol reviewed that he will provide the Board with a cross section with elevations, TOPO map and stake out the property for review. Sudol added we will also review swapping the building and the parking areas. All information will be sent to the Board for review.
VI. ACTION ITEMS

a. Harris-Whalen Park Playground Replacement – Tait
Eric Tait reviewed that the bid opening was on July 12, 2019 and submitted a summary of the bids received to the Board for its review. Tait stated that the current equipment is 20 years old and replacement parts are no longer available. Titan Development/Game Time was the lowest bidder at $62,540, and also exceeded the requirements and proposes four (4) climbing units. Funds are currently available in the Parks budget. This is the same company that installed the playground at Greenwood Park last year.

Councilwoman Metzler asked if there were any concerns with the equipment at Greenwood Park?

Tait said they did a good job and he has received many compliments.

Metzler asked how would the size of the new equipment compares to the existing equipment?

Tait said it would fit within the existing footprint. We will pull the existing equipment and scrap it out. Any re-usable parts would be saved. We will then scrape the existing mulch and the new installation would start from scratch.

Councilman Moore moved to accept the bid from Titan Development/Game Time, Councilwoman Kohl seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session on August 7, 2019.

b. Box Athletic Field Rothfuss Park – Tait
Eric Tait reviewed that the bid opening was July 19, 2019 and submitted a summary of the bids to the Board for its review. Also included is the proposed final layout of the field which has been skewed north and south to reduce sun glare for the players.

Councilwoman Kohl asked how much is budgeted for this project.

Tait stated a grant was received for $80,000, which was used to purchase the equipment for the boards, turf and installation. MRI Contractors of NY was the low bidder at $216,000. LaBella Associates helped with the bids. MRI Contractors of NY have done similar projects which include work on Miracle Field and the practice fields at St. John Fisher.

Metzler asked if the cost includes installation of the box.

Tait said yes, the contract is complete with the boards and turf. The Recreation Trust fund will be used to finance the project beyond the grant. Tait added the supplier will come out to assist with installation. Tait said this will not be a
regulation size field. The project should be completed in early October.

Councilman Moore moved to award the project to MRI Contractors of NY, Councilwoman Metzler seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session on August 7, 2019.

c. Town Hall Sanitary Sewers - Tait
   Supervisor LaFountain reviewed that the Town Hall has been on septic since it was constructed in 1964. There have been septic failures and additional lines have been added since initial installation. Connection for sewers is now available

Eric Tait reviewed that bids were received on July 19, 2019 and submitted a summary of bids to the Board for its review. Sewer connection is available along Jackson Road and would be reached from the west side of the Town Hall. We will also have the ability to connect additional buildings in the future. Genesee Valley was the low bidder at $74,080, which is in line with builder's costs. Some of the bid numbers may be inflated because companies are busy. Tait added he believes Joseph Stoler's high bid was the result of an error in calculation. Tait continued to say he asked for references from Genesee Valley and spoke with the Village of Allegany and the Superintendent was very pleased with their work. They are a small company and have new equipment. Tait added they have also done work in Irondequoit, and they were also pleased with the completed project.

Councilwoman Metzler moved to award the bid to Genesee Valley, Councilwoman Kohl seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session on August 7, 2019.

Tait stated he has dug test holes on site and feels the sewers can be installed above the bedrock. Tait added, because there is a main, bathrooms and additional buildings can be tied into the sewers in the future.

d. Adoption of an Update to the Town’s Design and Construction Specifications – Costello
   Jim Costello reviewed that the Public Hearing was held July 17, 2019 and a packet was distributed to 75 contractors and no comments have been received. The Town Attorney is working on one wording change regarding Fire Hydrant Districts, and staff recommends adopting the update.

Councilman Moore moved to adopt the update to the Town’s Design and Construction Specifications, Councilwoman Metzler seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session, August 7, 2019.
e. Sidewalk Waiver Request for 1867 Jackson Road – Costello
   Jim Costello stated that this parcel is owned by the Presbyterian
   Church and has been subdivided. The north portion has been sold
   to Heritage Christian Services for a new group home on the rear
   of the property. There are currently no sidewalks on Jackson
   Road. PRC recommends obtaining the easement. A fee would be
   collected based on the frontage and put in the Townwide Sidewalk
   fund.

   Councilwoman Kohl moved to approve the Sidewalk Waiver,
   Councilwoman Metzler seconded, and all present voted “Aye.” A
   resolution will be submitted at the next Legislative Session on
   August 7, 2019.

VII. INFORMATIONAL ITEMS

   a. 143 Farm Brook Drive, Hold Harmless Agreement – Valentine
      Jim Costello reviewed that the resident had requested a Hold
      Harmless Agreement to obtain a fill and grade permit to create a
      berm on his property. The resident then decided to build a
      fence. The resident has not moved forward with an application
      for a fence and this request can be withdrawn.

      Councilwoman Kohl moved to withdraw the request, 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. Community Choice Aggregation, Penfield CCA Resident’s
      Committee – LaFountain
   d. Greenlight Fiber Underground Installation, Cranberry Cove –
      LaFountain/Valentine

IX. Old Business – None

X. New Business – None

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

XII. Next Meeting – August 14, 2019

XIII. Adjournment – Supervisor LaFountain adjourned the regular Work
      Session at 8:08 PM.

Lisa Grosser, RMC
Deputy Town Clerk