TOWN BOARD WORK SESSION AGENDA

Wednesday, August 14, 2019 7:00 PM
Supervisor R. Anthony LaFountain, presiding

I. Call to Order

II. Approval of Minutes – July 24, 2019

III. Monthly Reports

IV. Public Hearings - None

V. Guests
   a. Walt Baker for a Discussion about the Proposed Use for 85 Sovran Drive - Nersinger
   b. Peter Vars request for a variance to the Design Criteria for Penfield Square - Nersinger

VI. Action Items
   a. (NONE)

VII. Informational Items
   a. Update of Town Website - D. Renner
   b. Conditional Use Permit Application for Perri's Pizza at 1837 Penfield Road - Nersinger

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
   e. Dr. Jack Howitt, Development of 1211 Empire Boulevard - Costello

IX. Old Business – (NONE)

X. New Business

XI. Executive Session

XII. Next Meeting: August 28, 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
August 14, 2019
7:00 PM

I. Call to Order

Present:
Supervisor LaFountain
Councilwoman Kohl
Councilwoman Metzler
Councilman Quinn

Also Present:
Lisa Grosser
Zach Nersinger
Dave Renner

Absent:
Councilman Moore

II. Approval of Minutes – 7/24/19
CM Quinn moved for the approval of the Minutes of July 24, 2019, CW Metzler seconded the motion.

III. Monthly Reports – Reports for August are in except for Town Clerk and Personnel and those are expected by the end of the week.

IV. Public Hearing – None

V. Guests

a. Walt Baker for a Discussion about the Proposed Use of 85 Sovran Drive – Nersinger
Zach Nersinger introduced Walk Baker, DSB Engineers and Architects and Ed Gesko, US Ceiling Corp. and explained that as a condition of rezoning this area from Residential to General Business it is required that the Town Board review and approve the proposed use prior to the applicant going before the Planning and Zoning Boards. Nersinger submitted a Letter of Intent, proposed Site Plan and building rendering to the Board for its review.

Walt Baker stated that Mr. Gesko has a purchase offer for the property, which consists of .7 acres, and is interested in building 800 +/- square feet of office space and 9,000 +/- square feet of warehouse space for his business. The parcel is a unique shape and the building has been scaled down to fit properly. The majority of the structure will be cold storage for insulation products, and portions of the building floor will be heated for the office space and storage of temperature sensitive materials. Deliveries of insulation materials only will be received once a month. There will be three (3) employees. Other construction
materials stored will be metal studs, drywall, insulation and other equipment.

Councilman Quinn asked how the building height will compare to other buildings in the area.

Nersinger stated it would be comparable, only the current Life Storage building is taller. There are two (2) front setbacks, due to the "L" shape of the building. There will also be a loading dock, and sufficient space for delivery vehicles.

Baker added Sovran Drive is a private road and all access and cross easements have been filed. There are existing utilities, storm and sanitary sewers.

Councilwoman Metzler stated this is a good fit for the site.

Nersinger said if the Board is favorable, the applicant will go before the Planning Board for a sketch plan review, and then to the Zoning Board of Appeals for area variances and then back to the Planning Board for final site plan review.

Supervisor LaFountain asked about the setbacks.

Nersinger stated the setbacks for the lot were 80 feet in the front, 30 feet in the rear and 10 feet on the side of the building. Nersinger added the lot is considered to have two (2) front setbacks because it is a corner lot, and therefore area variances will be required. He added the proposed lot coverage shows compliance for green space requirements.

Councilwoman Metzler moved to approve the use as proposed, Councilman Quinn seconded and all present voted "Aye."

b. Peter Vars Request for a Variance to the Design Criteria for Penfield Square – Nersinger
Zach Nersinger introduced Peter Vars, BME Associates and explained this request is for a project in the Mixed Use District and was approved by the Planning Board in January 2019. The project is under construction and is under way for only preliminary grading. They are requesting relief from the Town’s Design Criteria such that the width of the sidewalks adjacent to the parking spaces to the north of the independent living building be reduced to five (5) feet from the required seven (7) feet.

Peter Vars explained that the parking lot to the north had to be located as proposed due to the location of a 48” transmission main owned by the Monroe County Water Authority. This main serves 300,000 residents and the Water Authority requires no construction to occur over the water main. They hold a 50 foot easement and did agree to allow the parking area to be located within that easement area. This shifted the parking area closer to the building. Vars continued to say, they had a discussion
with PRC (Project Review Committee) about reducing the width of drive isle travel lane within the parking area, which was originally shown at 26 feet wide. The Fire Marshal was not in favor and felt the lane needed to remain at 26 feet for emergency vehicles.

Vars explained, the current proposal if for 5 ½ foot wide sidewalks (including the 6 inch concrete curb) for these areas, with approximately 4 ½ feet of lawn area from the patios of residences on the first floor to the edge of the sidewalks. Vars added that the seven (7) foot requirement under the Design Criteria allows for a car bumper to hang over onto the sidewalk. A two (2) foot overhang for the bumper would still allow for two-way pedestrian traffic. The facility is senior oriented independent living and will not have high pedestrian traffic on this side of the building. There will be no commercial activity on this side either.

Councilwoman Metzler asked if the sidewalk would allow walker and wheelchair use.

Vars said the handicapped parking spaces will be relocated to be in front of the entrance doors and those individuals would not have to access this smaller section of sidewalk as the offloading area next to the parking spaces will lead to a sidewalk ramp.

Councilman Quinn asked about other sidewalks on the property.

Vars replied there will be a mix of widths throughout the project. Sidewalks will be 5 ½ feet near the assisted living area and 7 feet wide when parallel to the roadways with no adjacent parking. Vars added it took a year to reach agreement with the MCWA and the parking area cannot be moved closer to the existing water main.

Quinn asked when did the Planning Board last review this project?

Nersinger said in January and since then Town staff have been working on technical corrections, subject to the review and approval of the Town Engineer. The proposed modification is consistent with the Planning Board’s original site plan approval.

Vars stated we had met with PRC and reviewed other options. There is a second story connection (bridge) which prevents the independent living building from being shifted without architectural modifications to the rest of the project.

Nersinger stated that parking bumpers could be used to offset the reduction in sidewalk width. The parking spaces are 18 feet deep and a bumper would aid drivers in parking without having the car bumper hang over the sidewalk.

Quinn asked if sidewalk standards have been waived in any other locations?
Nersinger stated yes the requirement has been waived for other projects in the past, such as some sites in the BN-R Zoning District where project sites were configured tightly. The solution for the waiver was the use of parking bumpers as proposed.

Councilwoman Metzler moved to approve the variance request, and require a condition of approval be added to require bumpers in the parking spaces near the sidewalk, Councilwoman Kohl seconded and all present voted “Aye.”

VI. ACTION ITEMS

a. (None)

VII. INFORMATIONAL ITEMS

a. Update of Town Website – Dave Renner

Dave Renner submitted a time line and proposed site layout for the Penfield.org website changes. Renner reviewed progress that has been completed, what is being worked on, what is coming up and deadlines. The targeted completion date is mid December 2019 to January 2020. There will be beta testing and a soft rollout prior to the full release.

Renner continued to say the Library site will be completed September to October 2019. The Recreation and PCTV sites have not been started yet, but will move quickly when started due to size.

Renner added the new website will be set up based on the user’s experience, not by department. Renner then reviewed the menu and proposed layout.

A brief discussion ensued regarding the Library website and the Board concurred that the Town of Penfield should be referenced on that website.

Councilman Quinn asked if there could be a sign up for residents to receive updates or specific project information. Can a resident opt-in to a town-wide database.

Renner said there will be sign-ups for residents to receive updates from specific boards or subjects. Renner added all sites will be sharing the same content management system, information will be filtered by subject. The new website will be more streamlined to get information to social media sites. The site will be mobile friendly and a Penfield App. will be established during 2020.

Quinn asked about the gear button.

Renner explained that the gear button is to utilize ADA tools.
Quinn stated that he is impressed by the work Renner and his team have done so far, and he is looking forward to the site going live. Quinn asked if a Public Information meeting could be held to inform residents of the new website and features.

Renner said that is under discussion. We may utilize You Tube instructional videos for site navigation. There will also be staff training. This project needs to be completed by April 2020.

b. Conditional Use Permit Application for Perri’s Pizza at 1837 Penfield Road – Nersinger
Zach Nersinger stated that a Public Hearing has been scheduled for September 4, 2019. This application is for the former Guida’s Pizza. The property has been purchased by the owner of Perri’s Pizza, and modifications will be primarily interior along with new building signage.

Councilwoman Kohl stated that Perri’s Pizza in Brighton has a bar. Will this application include a bar?

Nersinger stated he did not know and this would be discussed at the Public Hearing.

Councilwoman Metzler asked that staff also find out if music will be requested.

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
e. Dr. Jack Howitt, Development of 1211 Empire Boulevard – Costello

IX. Old Business – None

X. New Business – None

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

XII. Next Meeting – August 28, 2019

XIII. Adjournment – Supervisor LaFountain adjourned the regular Work Session at 8:20 PM.

Lisa Grosser, RMC
Deputy Town Clerk