TOWN BOARD WORK SESSION AGENDA

Wednesday, August 28, 2019 7:00 PM
Supervisor R. Anthony LaFountain, presiding

I. Call to Order
II. Approval of Minutes – August 14, 2019
III. Monthly Reports
IV. Public Hearings - None
V. Guests
   a. (NONE)
VI. Action Items
   a. Request for Identification Sign on Motts Lane - Howard Hanna Realty - Costello
   b. Dr. Jack Howitt, Development of 1211 Empire Boulevard - Costello
   c. Daniele - Conditional Use Permit and Site Plan Approval for Apartment Building at 1384 Empire Blvd. - Costello
VII. Informational Items
   a. Shadow Pines Master Plan Proposal - LaFountain
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: September 11, 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 28, 2019
7:00 PM

I. Call to Order

Present:
Supervisor LaFountain
Councilwoman Kohl
Councilwoman Metzler
Councilman Moore
Councilman Quinn

Also Present:
Jim Costello
Lisa Grosser

II. Approval of Minutes – 8/14/19
CW Metzler moved for the approval of the Minutes of August 14, 2019, CM Quinn seconded the motion.

III. Monthly Reports – None

IV. Public Hearing – None

V. Guests
a. None

VI. ACTION ITEMS

Request for Identification Sign on Motts Lane – Howard Hanna Realty – Costello
Jim Costello submitted a copy of the application to the Board for its review. Costello stated the applicant is requesting a 2’ by 3’ directional sign at 1797 Penfield Road. The sign will be located on the back of the property near Motts Lane. The sign will be the same size as the previously approved Lankford Optician sign. The sign will be located on private property with a small setback.

Councilwoman Metzler moved for the approval of the sign, Councilman Quinn seconded and all present voted “Aye.”

Supervisor LaFountain asked Costello to send an approval letter confirming this discussion including size, location and maintenance of the sign to the applicant.

a. Dr. Jack Howitt, Development of 1211 Empire Blvd. – Costello
Jim Costello introduced Dr. Howitt and Jess Sudol, Passero Associates, and submitted a revised site plan and line of sight concept plan to the Board for its review. At the last Work
Session it was suggested to flip the building and the parking, which was done. The property has also been staked out and the Board can walk it at any time.

Jess Sudol explained that the building was moved away from Wilbur Tract Road and is now tucked behind the hill which reduces visibility from Empire Blvd.

Councilwoman Kohl asked if there could be more parking near K2 Brewery and then share the parking.

Dr. Howitt explained that he has already given permission to K2 Brewing to use his property for parking and will discuss a parking agreement if this plan is approved.

Costello asked if the building could be moved closer to the zoning district line which distinguishes the R-1-20 district from the LaSalle’s Landing district.

Sudol said that could be done, and then a drive aisle and more parking could be added facing K2 Brewery.

Costello added the parking needs to be moved out of the residential zone.

Councilman Moore asked about the esthetics of the building and recommended it be designed to fit with the nautical theme of the neighborhood.

Sudol said he can make the suggested changes as discussed and present a formal application.

Councilwoman Metzler asked if more parking could be added toward the front of the property.

Supervisor LaFountain asked if the Board is comfortable with the proposed number of units and the impact to the site.

Moore and Metzler concurred they are okay with the number of units, but concerned with the footprint of the building.

LaFountain stated the proposal is for a three (3) story building consisting of 60 units.

Costello asked if the Board is okay with Dr. Howitt’s statement to pull the application that is currently before the Planning Board. Dr. Howitt has no plans to development that area in the near future.

The Board discussed and agreed they are okay with the statement. If at some point in the future Dr. Howitt changed decided to pursue development, he would have to go through the proper channels for approval.
LaFountain asked if there will be covered parking.

Sudol said no, it will be all surface parking.

Costello stated the requirement for covered parking could be waved as part of the approval.

Sudol added if covered parking were required, the building would have to be raised.

LaFountain said the plan should be updated to show the parking in the front, shift the building toward the zoning line, and add more parking near K2 Brewery.

LaFountain asked if the Fire Marshal has reviewed the emergency access.

Costello said three (3) sides of access are required and a ladder truck must be able to access with no obstruction.

Sudol said we will meet all requirements.

Councilwoman Kohl moved to approve the request and schedule a Public Hearing, Councilman Moore seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session on September 4, 2019.

Costello asked Sudol to send the requested revisions to him and he will forward those to the Board. Once approved, a formal application to the Planning Board can be submitted.

b. Daniele- Conditional Use Permit and Site Plan Approval for Apartment Building at 1384 Empire Blvd. - Costello

Jim Costello submitted a revised site plan and responses to PRC and NYSDEC comments to the Board for its review. He added no response has been received from NYSDEC. The initial plan encroached into the required 100 foot wetland buffer and that has now been resolved. PRC was concerned about the size of the building and it has been moved east and now encroaches the existing driveway.

Sudol said we have met the 26 foot requirement for fire apparatus access.

Costello submitted an overlay prepared by Mike O’Connor showing a Water’s Edge building with the proposed apartment superimposed to show the size difference. Details regarding each building were noted on the overlay.

Sudol showed the proposed site plan and rendering, showing both the proposed building and the existing Waters Edge buildings.
Costello stated there was also a revision to the number of covered parking spaces and there will now be 75 covered parking spaces in the garage area with additional 20 covered parking spaces in the rear.

Sudol said the covered parking will be similar to Hidden Harbor.

Costello added the layout of the interior parking will need to be reviewed by the Town Engineer. There is a concern regarding the size of the parking spaces.

Costello asked about tree clearance to meet the fire safety apparatus requirements.

Sudol said the trees will remain in place and there will be a small retaining wall so we don’t have to grade into the trees.

Costello asked if the applicant is comfortable with the shared parking during peak times.

Danny Daniele said there is minimal trailer parking now, it has been phased out over the past three (3) years. Daniele added the parking and traffic impact should be less than with the current restaurant.

Costello asked if the parking in the rear would be used for boat storage, and if so will the remaining parking be enough for residents.

Daniele stated winter boat storage could be outsourced if necessary.

Sudol added most apartments are one (1) bedroom and residents should only have one (1) vehicle, he added the residents will utilize the covered parking.

Costello asked about flood plain elevations. How will this impact the project.

Sudol stated the garage elevation is above the 255 foot requirement.

Supervisor LaFountain reviewed the required elevation is 255.2 feet and that 2,300 sq. ft. of Empire Boulevard is on the list to be raised. There are two (2) pump stations that pump 60,000 gallons per day. The study group has lumped all marinas together as one (1) project. There will be $300 million available for 75 +/- projects. There is one general public meeting and one committee meeting left and then it will go to the next level.
Councilman Quinn stated he is concerned with the size of the building.

Daniele reviewed that there is proposed green space around the building and it is esthetically pleasing. The Waters Edge buildings have less green space.

Costello asked how tall is the building.

Sudol said 42 feet plus the roof which is approximately 60 feet to the ridge.

Councilman Moore asked what are the next steps.

LaFountain said, if approved subject to conditions, Letter of Credit, easements, site plan approval and then look to build.

Councilwoman Kohl stated the proposal does not visually impact the water.

Costello added public access to the water has been added including walking paths.

Kohl asked what is the status of the State boat launch.

Costello said that is part of the Empire Boulevard improvements and he is not sure about public access. Depending on what happens with elevation requirements, the launch could be raised up or eliminated.

Quinn moved to table the application, he is concerned about the size of the building compared to the Waters Edge buildings. Councilwoman Metzler seconded, she would like to review the PRC comments.

LaFountain asked if the Board would like an additional information.

Daniele stated there is timing for this project. We want the project in the right location, but there is a seasonality to this location. We would like construction to be completed by spring/summer. We are getting towards the end of the window to move forward this year. Daniele added we can make two (2) smaller buildings but that would take up more space. If this project is allowed to go to the next level all PRC comments will still be addressed.

Sudol added all PRC comments have already been addressed, there were no disagreements. Any reduction in the building size will not have a lesser impact to traffic or the environment. Sudol added he does not see the benefit of a smaller building.
LaFountain called a vote on the motion, four “Ayes” and one “Nay.”

Councilman Moore supports tabling the request. He knows the end result will be a high end product. He supports the Board members who wish to table the request and review at the next Work Session on September 11, 2019.

VII. INFORMATIONAL ITEMS

a. Shadow Pines Master Plan Proposal - LaFountain
Supervisor LaFountain reviewed the Board has reviewed the proposal from the Shadow Pines Land Use Advisory Committee. There has also been a proposal received for the Clark House. We would like to look forward and prepare a Master Plan. All comments and input will be taken into account. The plan will be completed by the end of the year. We will hire a consultant to run a Public Information meeting. A resolution will be submitted to get the RFP’s out and then select a firm to do the work.

Councilman Moore stated, as a member of the Shadow Lake Land Use Committee, the next step is to prepare a Master Plan for that property. Recommendations and public comments will all be incorporated as part of the plan. We will make sure the land use expectations meet the needs and desires of the residents.

Costello stated he will update the committee on this status.

LaFountain said the website will be updated with this status. To compare, Rothfuss Park has been enhanced each year over the past 10 to 12 years with trails and lodges. Improvements on the Shadow Pines property will be similar.

Moore stated that the Shadow Pines Land Use committee would support moving forward with a Master Plan.

Councilwoman Kohl moved to hire a consultant to prepare a Master Plan, Councilman Moore seconded and all present voted “Aye.” A resolution will be submitted at the next Legislative Session on September 4, 2019.

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 – September 11, 2019

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

Lisa Grosser, RMC
Deputy Town Clerk