Town Board Work Session Agenda
April 14, 2010
7:00 p.m.

I. Call to Order

II. Approval of Minutes – 3/10/2010 & 3/24/2010

III. Monthly Reports

IV. Public Hearing - None

V. Guests – 7:00 p.m. – Mike Cavalcanti & John Caruso – Trapani property, 85 Fellows Road

VI. ACTION ITEMS:
Public Works
1. Highway Pavement Roller Bid – Fletcher

Public Safety - None

Community Services - None

Law and Finance
1. Conservation Board Tree Preservation Guidelines – Evans

VII. INFORMATIONAL ITEMS:
Public Works - None

Public Safety - None

Community Services - None

Law and Finance
1. Review of Development Projects – Benway
2. Update of Development Projects – Costello

VIII. HELD ITEMS:
1. Recreation Facilities Update – Cooper
2. Garage Sales – Costello
3. Open Space Easement for 1822 Sweets Corners Road – Evans/Costello
4. Pond Ownership – Staff
5. Parking Lot Signage – Fletcher/Costello

IX. Old Business

X. New Business

XI. Executive Session – Real Estate, Litigation and Human Resource Matters

XII. Adjournment
I. **Call to Order**

**Present:**

Supervisor LaFountain  
Councilwoman Kohl  
Councilwoman Metzler  
Councilman Moore  
Councilman Quinn  

**Also Present:**

Robert Beedon  
Geoff Benway (7:20 p.m.)  
James Costello  
Katie Evans  
James Fletcher  
Donna Masters

II. **Approval of Minutes** – 3/10/2010 & 3/24/2010

CW Kohl moved for the approval of the Minutes of March 10 and March 24, 2010, Supervisor LaFountain requested an addition made to the Minutes of March 10, Law and Finance, action item no. 5 second sentence (Abbington Place) to read “additionally, the Town Board discussed replacement of the Marchner Road drainage pipe”, with this noted, CW Metzler seconded the motion and all present voted “Aye”.

III. **Monthly Reports** – Supervisor LaFountain advised that all reports are in with the exception of the Local History Room and that he would be talking with K. Kanauer tomorrow.

IV. **Public Hearing** - None

V. **Guests** – 7:00 p.m. – Mike Cavalcanti & John Caruso – Trapani property, 85 Fellows Road

Mr. Cavalcanti was present this evening to discuss with the Town Board members the property located at 85 Fellows Road (Trapani property). He visited with the PRC Committee last week and would like the Town Board to see what they are proposing to do with an incentive as well. The owner/developers also own other apartment projects in New York State and other states as well. Mr. Cavalcanti said that he brings the project to the point of getting it into the ground. A map and sketch has been provided and we are willing to work through an incentive program. He would like direction as to what the Town’s needs are. Also, there is a cash incentive, but they first need to find out what they can do to benefit the Town and Fellows Road.

Mr. Cavalcanti indicated that there will be 24-34 lots proposed; they want to build single-family homes with 80’ lots. There is, however, a large amount of wetlands here. Mr. Blake Miller is also interested in this property. There are sewers located right there; this would not be a problem.

J. Costello, Director, Developmental Services, is in agreement with the higher density here; some of the incentives are cash and properly preserving wetlands or selling to one person. One item is the transition on to the other neighbors’ property; he would then tie into Lynx Court.

Supervisor LaFountain advised J. Costello to make them aware of this. This project is showing less density than Abbington Place.
J. Costello questioned lots 31-36; are these too dense?

K. Evans, Planner, answered that the lots on the street should be the same size as the bordering properties, and they are looking at this as an option (Fedyk project). There are wetland lots 4-15 and lots #30 and #5 are very small areas to work through.

Mr. Cavalcanti said that the price point start will be $179,900 with the average cost of $210,000. This would be affordable pricing for young families within the Town of Penfield.

K. Evans advised that the recommendation of the PRC Committee would be to preserve the wetlands.

J. Costello stated that there is a dramatic change in topography here.

G. Benway, Town Engineer, explained that there is a ditch at the southeast corner running to the east of the site of this property. There are no existing issues with the Town of Perinton.

Supervisor LaFountain advised Mr. Cavalcanti that this is the first time that this Board has had a chance to look at this proposed project and think about it. He said he would like to have Mr. Cavalcanti join us at the next Work Session and bring the copy of the R-1-20 and clustering, incentives and overall Town incentives to the meeting.

VI. ACTION ITEMS:

Public Works
1. Highway Pavement Roller Bid – J. Fletcher advised the Board that bids were opened for the second time on April 9, 2010. These bids were submitted by Admar Supply and American Rentals. Since the trailer portion of the bid was an option, Factory Direct will receive the trailer bid award and Admar Supply will receive the roller portion. The total cost is $15,300.00 which falls under our budget estimate. The Town Board members were in approval of the bids and a Resolution will be prepared for the next Legislative meeting.

Public Safety - None

Community Services - None

Law and Finance
1. Conservation Board Tree Preservation Guidelines – K. Evans stated to the Board members that the Conservation Board has worked hard to address the goals of the Town Board; this document is now a fit for the Town’s toolbox. CW Metzler said that this current document is a significant difference from what we first saw; it looks like a Town of Penfield document. The flow chart is something that she had asked for and is good for the public and developers coming in. She advocates today that we approve these guidelines. In regard to Appendix #3, these should be listed as to what they are.

Supervisor LaFountain thanked CW Metzler for helping to make this document what it is today. A Resolution will be prepared for the next Legislative meeting for adoption of these guidelines.

VII. INFORMATIONAL ITEMS:

Public Works - None

Public Safety - None

Community Services – None
Law and Finance
1. Review of Development Projects – G. Benway updated the Board on the following items:
   - Contract for sidewalks – Sunshine Concrete has said that they would hold their price from last year and we will prepare a Resolution for extending their bid for another season. However, every three (3) years, this must be bid out again.
   - Pond Meeting – This meeting will be held here at 7:00 p.m. on April 26, 2010; we will send out letters tomorrow. We have a copy of the slides that Monroe County Planning, Soil and Water Conservation uses.
   - National Public Works Week – we will prepare a Resolution for this
   - Panorama Trail – the message boards are up and we are holding a meeting here on Tuesday April 20, 2010 at 7:00 p.m. for interested residents and others with the start date for this project on April 21, 2010. Detour signs will be posted with southbound direction from Browncroft Blvd. to Five Mile Line Road over to NYS Route 441 back to Panorama Trail. This project will be completed by July 4, 2010 as well as the Penfield Road project including the Five Mile Line Road crosswalk, thanks to Terry Rice.
   - Commission Ditch – G. Benway mentioned a new piece of equipment for Commission Ditch. 45% of the Ditch has already been cleaned!

2. Update of Development Projects – J. Costello provided the following updates:
   - EEC Technologies – 2136 Five Mile Line Road – they have closed on the property and will now begin clean up
   - LWRP – the process is now back on track. The consultants have one more task to be done before the document can be completed.
   - PBA – we are meeting tomorrow with representatives of this group. Mr. Ron Baroody will be working to have the dumpster issue resolved in the Four Corners
   - Matthews Grill – they need to clean this building up
   - Ruoff property – ECG will go through the building on Friday morning and remediate this site. Hopefully, we will have a permit from NYSDEC during the first week of May
   - Humphrey House – LaBella Associates finished testing on the barn at this location; now they are waiting for the lab to complete their process. We have to take the barn down and give them back parking and also install an under drain. Supervisor LaFountain said that we have to look for ways to complete this project.
   - Schauffelberger Park – we are impressed by GES; they have completed their analysis and will now work on the mapping process. They are also aware that we have some deadlines coming up.
   - Chocolate Shop/Penfield Road – she would like to lease space from Doug McCoord on the second floor (she owns the chocolate building and lives on the second floor). This would be a streamline process and it is already set up for a hairdresser operation. She would be located next to the art center. We plan on having her come in for the next Work Session.

Not on tonight’s agenda: - K. Evans advised that the Comprehensive Plan will be brought to the Town Board on April 21, 2010.

J. Fletcher reported that Mr. Newcomb, who traps beavers that are causing problems, was recently at the Schopf property at Four Mile Creek and will be getting the traps out of that location on Thursday or Friday. There is also a problem at State Road School and neighboring backyards as well.

Robert Beedon, Town Comptroller, reported that we are heading in the right direction financially; you will have the first quarter report from him next week.

VIII. HELD ITEMS:
1. Recreation Facilities Update – Cooper – Not discussed
2. Garage Sales – Costello – Not discussed
3. Open Space Easement for 1822 Sweets Corners Road – Evans/Costello – Not discussed
4. Pond Ownership – Staff – Not discussed
5. Parking Lot Signage – Fletcher/Costello – Not discussed

IX. Old Business - None
X. **New Business** - None

XI. **Executive Session** – Real Estate, Litigation and Human Resource Matters – No Session held tonight

XII. **Adjournment** – Supervisor LaFountain adjourned the Work Session at 8:17 p.m.