Town Board Work Session Agenda
*TUESDAY, September 7, 2010
*6:00 p.m.
*Supervisor’s Board Room

I. Call to Order

II. Approval of Minutes - 5/26, 6/23 & 7/14/2010

III. Monthly Reports

IV. Public Hearing – None

V. Guests – Mr. Ed Parrone re: Barry property located at Jackson/Plank Roads

VI. ACTION ITEMS:
Law and Finance
1. 2014 Five Mile Line Road – Evans

Public Works - None

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS:
Law and Finance
1. Review of Development Projects – Benway
2. Update Drainage Projects 2010 – Benway
3. Update of Development Projects – Costello

Public Works - None

Public Safety - None

Community Services - None

VIII. HELD ITEMS:
1. Recreation Facilities Update – Cooper
2. Garage Sales – Costello
3. Pond Ownership – Staff
4. Parking Lot Signage – Fletcher/Costello
5. Arbor Ridge Expansion – Evans
6. Sewer Units/Fellows Road – DiFrancesco
7. Open Space Easements – Evans/Costello

IX. Old Business

X. New Business

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

XII. Adjournment
Town Board Work Session Minutes
*TUESDAY, September 7, 2010
*6:00 p.m.
*Supervisor’s Board Room

I. Call to Order

Present:

Supervisor LaFountaine
Councilwoman Kohl
Councilwoman Metzler
Councilman Moore
Councilman Quinn

Also Present:

Geoff Benway
James Costello
Donna Masters

II. Approval of Minutes - 5/26, 6/23 & 7/14/2010

Councilman Moore moved for the approval of the Minutes of May 26 and June 23, 2010, CW Kohl seconded the motion and all present voted “Aye”.

The Minutes of July 14, 2010 will appear for approval on the next Work Session agenda.

III. Monthly Reports – Supervisor LaFountaine reported that some departments have already submitted their report, but the deadline for these reports is September 10th.

IV. Public Hearing – None

V. Guests – Mr. Ed Parrone re: Barry property located at Jackson/Plank Roads

Mr. Parrone was present this evening for a discussion regarding the two (2) parcels located at Jackson/Plank Roads. He advised that the northern half of the parcel consists of 28 acres with a balance of 58 acres covering two (2) school districts presently zoned RR-1-A. There are also wetlands and woodlands; they are having this delineated right now. There would be 28 lots (68 residual) and relative to incentive zoning, lots would be designed as 80’ with no less than 150’ deep (this would be R-1-12). There would be a few lots 200’ deep at Plank Road backing up to Jackson Road. Developable acreage would be 58 acres out of 76. The type of homes would be similar to Newbury Park minimum price of $209,090 - $300,000 with an average price of $250,000 with eight (8) different design styles.

Mr. Parrone answered the Boards’ questions relative to sanitary sewers, drainage and would this be a rezoning or incentive zoning process?

Supervisor LaFountaine stated that we should be prepared to look at both incentive zoning and rezoning for future developments. Supervisor LaFountaine said we are now close to adoption of the Comprehensive Plan which should occur during the first meeting in November. The Town Board members must also determine what will make the best sense for the community as a whole. The Town Board will take the next few weeks to review tonight’s discussion and at that point, we will come back to this.
VI. ACTION ITEMS:
Law and Finance
1. 2014 Five Mile Line Road – Peter Vars, BME Associates, was present tonight to hear comments from the Town Board relative to this proposed application especially concerning the density of this project and something that everyone is comfortable with. CW Kohl said she likes it and approves of the possible monies (incentive zoning) for Motts Lane. CW Metzler likes the concept although it appears quite squashed. CM Moore mentioned the traffic relative to the high school. P. Vars agreed and said this issue cannot be ignored. CM Moore also asked about aesthetics. P. Vars said that these units will be residential in nature and they are looking to create landscaping and architecture and tie these together. CW Metzler suggested some type of historical street name. J. Costello said that the buffering needs close attention. Will be units be one or two-story? P. Vars answered; one story but possibly two story in the middle section.

Supervisor LaFountain said we would like to see more detailed plans concerning traffic, incentive zoning and drainage as well as setbacks of this plan. P. Vars said that they may consider other alternatives instead of a pond. He will work with Town Engineer Geoff Benway on this issue.

CM Moore asked if the farmhouse stays or goes?

P. Vars said that no, it stays.

Katie Evans will prepare a letter for Town Board review and send it out early next week.

Public Works - None

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS:
Law and Finance
1. Review of Development Projects – G. Benway reported that Elderwood Senior Facility has issues that need to be resolved.

2. Update Drainage Projects 2010 – G. Benway advised of an issue brought up by Mr. Johnson who resides at 2200 Fairport Nine Mile Point Road. There is a large easement on their side of the creek bordering Town of Penfield property. There have been recent drainage projects in this area and Doodle Bugs has spent $20,000 for improvements. There are two (2) pipes that are under three (3) feet of silt; C.P. Ward went out there and we went door-to-door with releases. Trees were cleared in backyards and people became upset about plantings. Also, the ditch was cleaned. We apologized to the three (3) residents along NYS Route 250 and Bruce Zaretsky was called in. A surveyor went in to determine what is Town vs. Johnson property. There is a 9 foot area in question. Mr. Potter, who resides at 2300 Fairport Nine Mile Point Road, seems to be happy. The third resident was concerned about ferns. Mr. Johnson received an estimate from an arborist which ranged $700-$900.00. Bruce Zaretsky said that $100 per tree is pretty consistent. The final survey information should be done this week which would separate that which is Town vs. the Johnson property line. Supervisor LaFountain said that we will have to do some amount of restoration. G. Benway said that we will keep the Town Board posted on this issue. G. Benway said that additionally, we had to fix an electrical line that had been damaged. Supervisor LaFountain said that a summary update for drainage will be forthcoming on October 13, 2010.
CW Metzler brought up the property at 40 Rockbridge Lane; the fence is gone, but the mowing and landscaping has not been addressed. Andy Suveges will send out a letter to this effect.

J. Costello said that things have already been done for the improvement district for the maintenance into this development. Regarding the $20.00 per month to R.G.&E.; these monies have been used up and now there is a problem with the new people coming in. J. Costello also said that it does not need to be cleaned up.

3. Update of Development Projects – J. Costello provided updates for the following:

- LeBonVie – we have received an e-mail request for music at this location. They are awaiting word on their liquor license approval. The issue here is that they are located next to Betty Perkins-Carpenter. The Town Board may have to set limits for time (10:00 p.m.) and type of music. Supervisor LaFountain suggested having the restaurant owner come in for the next Work Session.

- GES Project – Schauffelberger Park – we are waiting to hear back from them. They have indicated that they want to begin on the 13th of this month. Once we speak with them, we will hook them up with Supervisor LaFountain and Bob Ainsworth.

- LWRP Committee – the document has been prepared and the Committee has comments for us to address; namely Bazil’s Southpointe Marina. They currently have 186 slips. This is not a very developable site and they would have to move the density back to the plateau area and also add an open space area. Overall, the document itself is in pretty good shape. CM Moore said that we have made it clear that we have not said “yes” or “no”. J. Costello said the Committee has looked favorably for anything for public benefit. We do have a pact with the NYSDEC, Army Corps. of Engineers and Monroe County. We would have to declare a Negative Declaration for this document. More information will follow.

- HYGEA – they would like to relocate in the frame shop (behind the 7-11 operation) and open there. They currently have 11 seats and would like 24 seats. The Flower Barn is done. They have zero parking but would have access to 16 spaces on Mr. Baroody’s site and another 12 spaces behind Motts Lane. Does the Town Board want the streamline Special Permit process without a Public Hearing, or hold a Public Hearing? CW Kohl and CW Metzler would like a Public Hearing. CM Quinn said that he has heard of people complaining about the parking on this corner. J. Costello said that the owner will be coming in. J. Costello also said that the Fire Marshal will go through the building. We will prepare a Resolution setting a Public Hearing for the October 6, 2010 Legislative Session.

- Los Amigos – this restaurant is being sold

- Former Ozzie’s – J. Costello said he advised Mr. Skrombolos to get moving to do something with this building.

Public Works - None

Public Safety - None

Community Services - None
VIII. **HELD ITEMS:**
1. Recreation Facilities Update – Cooper – Not discussed
2. Garage Sales – Costello – Not discussed
3. Pond Ownership – Staff – Not discussed
4. Parking Lot Signage – Fletcher/Costello – Not discussed
5. Arbor Ridge Expansion – Evans – Not discussed
6. Sewer Units/Fellows Road – DiFrancesco – Not discussed
7. Open Space Easements – Evans/Costello – Not discussed

IX. **Old Business** - None

X. **New Business** - None

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

XII. **Adjournment** – Supervisor LaFountain adjourned the Work Session at 7:40 p.m.