I. Call to Order

II. Approval of Minutes – 10/27/10, 11/10/10, 12/8/10

III. Monthly Reports

IV. Public Hearing

V. Guests – Jake Harrington, Ryan Homes – Barry Creek Estates

VI. ACTION ITEMS

   Law and Finance
   1. Comprehensive Plan and FGEIS – Evans/Costello

   Public Works
   1. Waiver Requests for Reduction in Horizontal Curves - Benway

   Public Safety - None

   Community Services - None

VII. INFORMATIONAL ITEMS

   Law and Finance
   1. Sign Ordinance Revisions – Morehouse
   2. Casa Larga/Willmes Vineyards – Sweets Corners Road - Fox

   Public Works - None Public

   Safety - None Community

   Services – None

   Update of Development Projects – Costello/Evans
   ✗ Setting Public Hearing for Special Permit - New Operatorship of Los Amigos Restaurant
   ✗ Arbor Ridge East Public Information Meeting on January 19, 2011

VIII. HELD ITEMS

   1. Recreation Facilities Update – Cooper
   2. Pond Ownership – Staff
   3. 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 (Arrived at 7:10 PM)  
Councilman Quinn

Also **Present:**

Geoff Benway  
Jim Costello  
Katie Evans  
Jim Fletcher  
Doug Fox  
Lisa Grosser  
Richard Horwitz  
Harold Morehouse

II. **Approval of Minutes** – 10/27/10, 11/10/10 and 12/8/10

CW Kohl moved for the approval of the Minutes of October 27, November 11 and December 8, 2010, CW Metzler seconded the motion.

III. **Monthly Reports** – Supervisor LaFountain reported that all Monthly Reports have been received.

IV. **Public Hearing** – None

V. **Guests**

Jake Harrington, Ryan Homes – Barry Creek Estates  
Jake Harrington of Ryan Homes spoke of (5) contributing factors that are making development at the Barry Farm site difficult. 1. The distance and cost to connect to the Monroe County Pure Waters sewer. 2. A pump station would need to be added to connect to Shoecraft sewer lines. 3. The shallow depth of the rock and cost to remove and build on the site. 4. The density needed to allow for the project to be constructed. 5. The amount of wetlands and wetland buffer on the property. Mr. Harrington started by mentioning that Ryan Homes did 60% of all of the new builds in the Town of Penfield in 2010. Since the initial concept plan, one cul-de-sac has been removed as requested and lots moved out of the wetland buffer. The last concept included 85 lots. To cover the additional costs resulting from the above mentioned constraints on the property, additional lots have been added to total 103. First time home buyers and destination buyers in Penfield are the target market. Of the two subject parcels, one is in the Penfield School District and one is in the Webster School District.

Edward Parrone, of Parrone Engineering stated of the 77 acres available on this property only 47 acres are developable. He stressed to the Board the importance of approving this request for higher density so that the project can be profitable to all parties involved. If the project is not profitable then the land will not be developed. The cost for the lift station for the surrounding drainage basin is in excess of $300,000. This is the only project in this area that can support the cost of the lift station. He estimates the total expense of the project would be $2.7 million. He reiterated the expense is due to the development costs, roads, grading, stormwater management, the infrastructure and cost of adding a lift station for sewer.
Mr. Harrington said the Penfield Schools portion of this project would be similar to Newbury Park with a price point of $220,000 and average selling price of $285,000. The Webster Schools portion would be similar to Dugway Knolls and have a price point of $170,000 with an average selling price of $215,000. Mr. Parrone also suggested the lift station that would be required for this project, could also be used for surrounding properties.

Geoff Benway submitted a table that itemizes anticipated traffic generation and density yield for R-1-12, R-1-15, and R-1-20 development for the area in the vicinity of Plank and Jackson. The area covers the anticipated drainage basin that could be served by a lift station. Benway stated that if all of this area were to develop traffic will become an issue. We are looking at approximately another 1,000 cars per day that may require additional traffic signals. Benway also mentioned the possibility of creating a district to pay for the cost of the lift station and other associated improvements needed to accommodate potential development.

Mr. Parrone said that he had spoken with Mark DiFrancesco regarding this project and DiFrancesco said that this would be an optimal place for a lift station as it is the low spot on Plank Road. This parcel is the most optimal for the development of a regional lift station.

Supervisor LaFountain asked if they had investigated directing the flow to Webster? Mr. Parrone said that this would cost an additional $100,000 +/- . The pump station must be located in the southeast corner of the property. Utilizing Monroe County Pure Waters will be a lower cost to the residents than going to Webster.

Mr. Parrone stressed that he wants direction from the Board tonight. He has done his due diligence. Mr. Harrington added that Ryan Homes has spent $100,000 on due diligence.

Jim Costello asked what the side setbacks are on the proposed plan. Mr. Parrone responded 10 ft. and 10 ft. This is compliant with the Town Zoning Ordinance.

VI. ACTION ITEMS

Law and Finance
1. Comprehensive Plan and Final Generic Environmental Impact Statement
CW Metzler stated she is concerned regarding some of the language used in the Draft Comprehensive Plan. CW Metzler suggested revisions in several areas of the draft plan. CW Metzler will send a formal e-mail with all of these suggestions to Katie Evans. Evans will make the revisions as requested.

Supervisor LaFountain said he would like to meet with the Board next Wednesday, January 19th at 6:30 PM prior to the next Legislative Meeting with Evans and Costello for any final edits needed to the Draft Comprehensive Plan.

Supervisor LaFountain requested the Town Attorney to review page 16 of the FGEIS. CW Metzler advised Evans to speak with Dave Renner regarding the fiber optic references on page 20. The Cable Television Advisory Board is working on strategic recommendations that should be referenced in the FGEIS. With the revisions incorporated, the FGEIS is complete and a Resolution will be submitted for the next Legislative Meeting. Supervisor LaFountain thanked all staff involved for getting to this point it has been a good effort by everyone.

Public Works
1. Waiver Requests for Reduction in Horizontal Curves
Geoff Benway submitted revised designs for (2) two projects. The first is for Abbington Place on Fairport Nine Mile Point Road. The project has been revised and the applicants are now requesting one waiver from the Town spec book from a 150 ft. radius to a 100 ft. radius.
This would require special signage and a speed limit of 15 mph. PRC issued a memo for the Board’s consideration stating they are not opposed to granting the waiver request. The Town currently has at least 30 streets that do not meet this design criteria. Most of those streets were built prior to the establishment of these specifications.

Supervisor LaFountain poled the Board and agreed the waiver will be granted for this project, referencing the 1/11/11 letter from the applicant and the 1/12/11 memo from PRC. A waiver for the radius only is being granted.

The second request is for Windham Woods Subdivision located on Five Mile Line Road. Similar to Abbington, signage would need to be provided by the builder and the speed limit would be posted as 15 mph. PRC discussed the request today and does not object to granting the waiver.

Supervisor LaFountain poled the Board and stated the waiver for this project will be granted.

Geoff Benway also discussed a waiver for sidewalks within the Abbington Place subdivision. A waiver was granted to the directly adjacent Cranberry Cove development. Therefore Whitespire Lane will not have sidewalks. The developer is requesting to build sidewalks on one side throughout the subdivision, instead of installing sidewalks on both sides. There will also be a multi-use pedestrian trail that will be used as a connection from Whitespire Lane to the rest of the development. The sidewalks would tie into the trail. The Planning Board will review the site plan and provide comments back to the Board.

After discussion Supervisor LaFountain said that sidewalks on one side would be acceptable.

Public Safety – None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance
1. Sign Ordinance Revisions
A Public Hearing was held on 12/7/10 and a discussion was held regarding signs in the Right of Way and A Frame signs.

Supervisor LaFountain said that a dedicated Work Session is required to discuss this further and bring this to a logical closure. The ordinance must be realistic and enforceable for staff. Supervisor LaFountain said we will identify a Work Session. We will hold another Hearing if there are significant changes and then a plan for adoption.

2. Casa Larga/Willmes Vineyards
Doug Fox gave a brief review of this property. It is currently owned by the owners of Casa Larga and the Town of Penfield purchased the development rights from this parcel as a part of the Open Space program. There is a Conservation Easement on the property that allows for 2 residential homes and a Winery with a maximum size of 10,000 sq. ft.

The owners now would like to revise the Conservation Easement to allow 4 residences, an expanded winery which would include a banquet/party facility.

The Town of Penfield received funding from the Environmental Facilities Corp. for financing the purchase of development rights on the property. To receive this funding the Town agreed along with the previous owners that the principle uses of the property were to be winery and agricultural only. Fox stated that communication with the Environmental Facilities Corp. is difficult and they would have to be involved in any changes in the Conservation Easement.

Supervisor LaFountain asked what would happen if the current owner leaves the property? Fox explained that the Town of Penfield has first right of refusal and could purchase the property for
85% of its total value.

CW Metzler asked what would be a counter proposal to their request? Fox advised he would not increase the size of the winery. He suggests they keep the existing (2) two homesteads and add (2) two farmsteads around them generating a total of (4) homesteads with associated farmsteads. The property is approved for agricultural use so another alternative could be to lease it to another farmer.

CW Kohl doesn’t like challenging the Open Space rules after all that has been done. CW Metzler believes the owners need to work within the current constraints. Dick Horwitz stated that any revisions would need to be an amendment to the existing Conservation Easement. This is quite time consuming and not easily done. After discussion the Board agreed to leave the easement as is.

Public Works -

None Public

Safety - None

Community

Services - None

Update of Development Projects
1. Setting Public Hearing for Special Permit – New Ownership of Los Amigos Restaurant Costello said that the applicant is Thomas Plantone. He will be changing the name of the restaurant to Los Amigos Cantina. He has the original chef returning to the restaurant. A Public Hearing will be scheduled 2/16/11. The Resolution will be submitted for the next Legislative Session.

2. Arbor Ridge East Public Information Meeting on January 19, 2011 Costello said that the Public Information Meeting is scheduled for 1/19/11 with a Public Hearing for Windham Woods Phase 2 and 3 to follow. PRC memos will be forthcoming.

Costello also stated that a petition has been received from the homeowners of Jomanda Way and has been submitted to Supervisor LaFountain. The homeowners would like their road upgraded and dedicated. Benway will review the numbers for this improvement. Fifteen years ago the cost was estimated at $185,000. The residents have $30,000 saved.

VIII. HELD ITEMS
1. Recreation Facilities Update – Cooper – Not discussed
2. Pond Ownership – Staff – Not discussed
3. Parking Lot Signage – Fletcher/Costello – Not discussed

IX. Old Business – None

X. New Business

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

XII. Adjournment – Supervisor LaFountain adjourned the Work Session at 9:15 p.m.