Town Board Work Session Agenda  
February 9, 2011  
7:00 p.m.

I. Call to Order

II. Approval of Minutes – 1/19/11 and 1/26/11

III. Monthly Reports

IV. Public Hearing - None

V. Guests
   1. Key Bank – (Costello/Evans)

VI. ACTION ITEMS

   Law and Finance
   1. Arbor Ridge East – Next Steps and Incentive Discussion – Costello/Evans
   2. Windham Woods Subdivision Update – Benway/Costello
   3. Ashlyn Rise Subdivision – Schedule Informational Meeting – Costello
   4. 2014 Five Mile Line Road Subdivision – Schedule Informational Meeting – Costello
   5. Barry Property – Schedule Informational Meeting - Costello

   Public Works - None

   Public Safety - None

   Community Services - None

VII. INFORMATIONAL ITEMS

   Law and Finance
   1. Los Amigos Cantina Special Permit – Public Hearing scheduled for 2/16/11 - Costello
   2. Abbington Place Subdivision –Additional Information - Costello/Evans

   Public Works
   1. Update of CBGB Grant Projects – Benway/Valentine

   Public Safety - None

   Community Services - None

VIII. HELD ITEMS

   1. Pond Ownership – Staff
   2. Parking Lot Signage – Fletcher/Costello

IX. Old Business

X. New Business

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

XII. Adjournment
Town Board Work Session Minutes  
February 9, 2011  
7:00 PM

I. Call to Order

Present:

Supervisor LaFountain  
Councilwoman Kohl  
Councilwoman Metzler  
Councilman Moore

Absent:

Councilman Quinn

Also Present:

Jim Costello  
Katie Evans  
Jim Fletcher  
Lisa Grosser  
Mark Valentine

II. Approval of Minutes – 1/19/11 and 1/26/11

CM Moore moved for the approval of the Minutes of January 19, 2011 and January 26, 2011, CW Kohl seconded the motion.

III. Monthly Reports – None

IV. Public Hearing – None

V. Guests

1. Key Bank

Joe King, Westlake Development and Scott Wallenhorst, Vocon.

Mr. King submitted concept site plan and elevations for a proposed Key Bank at 2120 and 2124 Penfield Road, at the northwest corner of Harris Whalen Park Road and Penfield Road. There are nine (9) properties identified in the 2010 Comprehensive Plan for potential commercial rezoning, but they are only interested in two (2) properties for their bank. The property is currently zoned residential and would need to be rezoned to business non-retail. Based on direction provided by staff, the concept plan includes an access road at the rear of the property adjacent to Harris Whalen School to provide for cross access when and if the remaining seven (7) parcels are redeveloped. They will meet the setback requirements for three (3) of the four (4) sides, but would need to apply for a variance on the Penfield Road side.
Jim Costello reviewed the business non-retail permitted uses and conditional uses.

Councilman Moore asked the guests what is attractive about this particular location?

Mr. King said they would like to be across from a major retail center, such as Wegman’s. The demographics of Penfield make it a good fit. The closest Key Bank is located in Webster.

Councilwoman Kohl asked how this would affect Harris Whalen School?

Scott Wallenhorst said they are willing to accommodate any requests of the school district including but not limited to buffering, fencing and landscaping.

There was a brief discussion regarding the submitted concept site plan. Elevations, landscaping, fencing, signage, parking, traffic flow and lighting were all discussed.

Supervisor LaFountain asked if Mr. King had contacted John Carlevatti, Superintendent of the Penfield School District?

Mr. King said they had not yet had and conversations with the School District.

Jim asked about the access point to the property. He also suggested Mr. King and Mr. Wallenhorst do some preliminary traffic studies and apply for a DOT Permit early on in the process.

Supervisor LaFountain said he would like a comparison of prime time volume compared to non-prime time volume.

Mr. Wallenhorst said he would get that information to Katie Evans and Jim Costello for distribution to the Board.

Jim also stated they will need to address Phase 2 and the new green infrastructure regulations for stormwater treatment on site.

Katie Evans stated that if these properties are re-zoned we would want to extend the TF (Route 250 and Route 441) Overlay Zoning District to incorporate the access management techniques included in the LUAMP Plan.

Supervisor LaFountain stated that the Comprehensive Plan is only one week old. This area has been identified as an area that could be considered to be re-zoned as Business Non Retail. The Board may want to look at re-zoning all of
the properties, not just the two (2) you are interested in at this time. Supervisor LaFountain would like to take a couple of weeks to discuss this with the Board and Staff. In that time he suggested that Mr. King and Mr. Wallenhorst contact the Penfield School District and speak to Mr. Carlevatti, Superintendent or Mark Sansouci, Business Manager and begin dialogue regarding this potential project.

They would like to start the project August of 2011 and target completion date would be February 2012.

Supervisor LaFountain said we will discuss this again at the next Work Session on February 23, 2011.

VI. ACTION ITEMS

Law and Finance

1. Arbor Ridge East

Supervisor LaFountain stated a Public Information meeting was held on 1/19/11 and all of the paperwork from the developer has been submitted to the Town.

If it is the Board’s desire to move forward with this application, staff will need to prepare Findings Statement and a formal hearing will need to be scheduled.

Supervisor LaFountain discussed amenities for the Phase 1 Incentive Zoning application which included but were not limited to a cost per unit above what was allowed for conventional zoning and extending the sanitary sewer at a depth to accommodate additional properties.

Supervisor LaFountain said he would like to suggest a per unit fee as Incentive Zoning for this next phase. This fee could then be put into a fund for the Town to implement the open space plan by purchasing land or development rights for preservation of open space properties.

Jim Costello stated this plan requests 14 units beyond the permitted zoning for the area.

Supervisor LaFountain said he would like to suggest a fee of between $8,000 and $8,500, and polled the Board for feedback. After discussion, the Board agreed to a fee of $8,500 for the additional lots.

Jim Barbato, Pride Mark Homes said that there are four (4) acres that will be dedicated as Home Owners Association Open Space. Mr. Barbato requested that the amenity of four (4) acres of open space HOA land be taken into consideration as the Board determines the application’s incentives. Following discussion the Town Board determined that the (4) four acres of open spaces should off set (4)
four units totaling the fees paid to the Town to be $85,000 (10 units x $8,500) to implement the Open Space plan.

Jim Costello will prepare a Findings Statement Resolution for consideration on February 16, 2011. A Public Hearing will be scheduled for March 9, 2011.

2. Windham Woods Subdivision
Geoff Benway submitted a memo following up on the discussion from the January 26, 2011 Work Session regarding site distance and the location of the subdivision road. The Monroe County DOT also submitted a memo regarding this topic.

Supervisor LaFountain stated this additional data addresses concerns regarding the location of the access road. Following discussion, the Board agreed that the current location provides the safest location for the subdivision road. All other concerns including sidewalks and drainage have been addressed.

A memo dated February 3, 2011 has been received from the Planning Board. The memo states that the Planning Board does not support the use of Newport Ash or Austrian Pine trees in this project. Supervisor LaFountain asked that the developers follow these suggestions.

Jim Costello said there are two (2) neighbors that would like to access the sewer connection on the west side of Five Mile Line Road and we are working with them.

The Board directed a Resolution be prepared for consideration at the February 16, 2011 Legislative Session for the proposed site plan and subdivision application as well as the rezoning application.

3. Ashlyn Rise Subdivision
Jim Costello stated that he spoke with Steve Fedyk and he is receptive to the idea of bringing the sanitary connection from his residence to the proposed Ashlyn Rise Subdivision in exchange for the possibility of two (2) additional lots within the Fox Hill Subdivision. There will need to be some modifications to his approved plan and he will be working with Supervisor LaFountain on this.

After discussion, the Board decided to schedule a Public Information meeting on March 9, 2011.

4. 2014 Five Mile Line Road Subdivision
Peter Vars, BME Associates and Rudy Neufeld, Crosstown Construction shared that they had met with neighbors in the area in November of 2010. The neighbors are supportive of the project, but do have some concerns with water, setback, buffers and drainage issues. A conceptual development plan
was submitted based on neighbor concerns. The project currently proposes six (6) duplex, ranch style homes. There will be a Homeowner’s Association that will maintain the common land.

William Whitney, 2020 Five Mile Line Road, discussed his concern regarding drainage in the area. His concern is that he does not want there to be increased pooling from the access road to his property. Mr. Whitney asked if more catch basins could be added along Five Mile Line Road?

Supervisor LaFountain said that Five Mile Line Road is a County road and additional catch basins in this area are not likely in the near future.

Ed Lindskoog, 18 High School Dr., asked if the school district has been involved in this discussion?

Jim Costello said he had spoken with Mark Sancouci regarding drainage in the area. Mr. Carlevatti is also aware of the project and is willing to get involved if necessary.

A Public Information meeting will be scheduled for March 16, 2011.

5. Barry Property
Jim Costello asked the Board if they would be interested in scheduling a public information meeting as a follow up to the presentation earlier this year regarding the Barry Property development. Following discussion, the Board decided to schedule a Public Information meeting on March 23, 2011.

Public Works - None

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance
1. Los Amigos Cantina Special Permit
Jim Costello said that the Public Hearing for Los Amigos will be held on February 16, 2011. The only issue that needs to be discussed is that the restaurant has an existing backlit sign. The zoning in the Four Corners area does not allow backlit signs. We may want to address whether this will be allowed or not.

2. Abbington Place Subdivision
Jim Costello said there is an additional sewer line from the project area to the Vendel property that was not in the
original application submission. Katie Evans will forward updated plans to the Board for review.

Public Works
1. Update on CDBG Grant Projects
Mark Valentine stated that the application for this grant is due Friday, February 11, 2011. He has discussed options for the grant money with Geoff Benway and submitted a cost estimate for the top four (4) projects. He would like the Board’s input on prioritizing these projects for funding.

After discussion the Board decided based on number of residents being served and costs, to prioritize the projects as follows:

1. Irondequoit Creek Park Trail Development
2. Penfield Road Drainage Improvements
3. Avalon Trail

Public Safety - None

Community Services - None

VIII. HELD ITEMS
1. Pond Ownership - Staff - Not discussed
2. Parking Lot Signage - Fletcher/Costello - Not discussed

IX. Old Business - None

X. New Business
1. Linda Kohl asked on behalf of the Parks and Recreation Advisory Board if the Town Board would approve the recommendation of Channing Philbrick as the Parade Marshal for the Fourth of July parade this year? The Board approved and Channing Philbrick will be nominated as Parade Marshal.

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

XII. Adjournment - Supervisor LaFountain adjourned the Work Session at 9:05 PM