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

I. Call to Order

II. Approval of Minutes – 2/23/11

III. Monthly Reports

IV. Public Hearing
   1. Arbor Ridge East Public Hearing
   2. Ashlyn Rise Public Information Meeting

V. Guests - None

VI. ACTION ITEMS

   Law and Finance
   1. Key Bank – Costello/Evans
   2. Approval of Revisions of Town of Penfield Mobile Communications Device Policy – LaFountain

   Public Works
   1. Extension 19 Forcemain – Review potential renovation project – DiFrancesco
   2. Abandonment of Easement – Beechbrook Lane – DiFrancesco
   3. Parking Lot Signage – Fletcher/Costello

   Public Safety - None

   Community Services - None

VII. INFORMATIONAL ITEMS

   Law and Finance - None

   Public Works - None

   Public Safety - None

   Community Services - None

VIII. HELD ITEMS

   1. Pond Ownership – Staff
   2. PEQR – Evans

IX. Old Business

X. New Business

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

XII. Adjournment
A Public Hearing was held before the Penfield Town Board on Wednesday, March 9 at 7:30 PM at the Penfield Town Hall, 3100 Atlantic Avenue, Penfield, New York.

Present:  R. Anthony LaFountain Supervisor
          Linda Kohl Councilwoman
          Paula Metzler Councilwoman
          Andrew Moore Councilman
          Robert Quinn Councilman

Also Present: Lisa Grosser Deputy Town Clerk
              Mike Cooper Director of Recreation
              James Costello Dir. of Developmental Services
              Mark DiFrancesco Superintendent of Sewers
              Richard Horwitz Town Attorney

Supervisor LaFountain called the meeting to order – The Pledge of Allegiance was led by Girl Scout Troop #60771 from Bay Trail Middle School.

Public Hearing #1 - To Consider the Application for Incentive Zoning and Preliminary and Final Subdivision and Site Plan approval under Articles VIII-8-2 and XI-9-2 of the code to allow 28 Town Homes and the Subdivision of an existing Single Family Residence on 16 +/- Acres in the Rural Residential 1 (RR-1) Zoning District at 2433 Penfield Road.
(see Resolution #11T-089)

The Deputy Town Clerk read the title of the above Public Hearing; said Notice was published in the Penfield Post on February 24, 2011 and was posted on the Town Bulletin Board and Website. 22 postcards were mailed and two (2) Homeowners Associations were notified.

Town Attorney Richard Horwitz declared this Hearing properly before the Board.

Jim Barbato, Pride Mark Homes explained that the Arbor Ridge Subdivision was given approval (1) one year ago. The project consists of (2) two St. John’s Green House style Nursing Homes, a Community Center and 54 Townhomes. They have purchased an additional 20 acres and would like to expand the project by an additional 28 units. Section I included 32 townhomes, (5) five of the (7) seven buildings are complete. Section II originally included 22 townhomes. As part of this application, Pride Mark is reducing Section II to 18 townhomes and putting 32 units in Section III. This includes 28 additional units and (4) four units from Section II. 14.6 acres will be common open space, owned and maintained by the Arbor Ridge Homeowners Association. The conventional plan for this property would yield 18 units. This consists of 14 units in the Town of Penfield, and (4) four units in the Town of Perinton.
The incentive zoning would be for the 10 units above the conventional plan.

The sewer connection will come from The Town of Perinton. Perinton has allocated a total capacity of 106 units to this project. Pride Mark has been given approval to use 17 units toward this expansion. (4) Four units will come from the land that is being kept as open space. Pride Mark representatives are meeting with the Town of Perinton this evening with regards to the deficit of (7) seven units. The proposal is to borrow the units from acreage that is currently owned in Perinton, not related to this project. There will be storm sewers and a pond for drainage. Pride Mark will be relocating some of the smaller saplings and pine trees from the existing property to the plateau border of the project to create a natural buffer.

There will be a new dedicated, private road connected to Belmoral Drive. The Fire Marshal has approved the road for emergency access. The sidewalk is located on the north side of the dedicated road, and the Town specifications for street lighting will be met. Homes will range from 1,300 to 1,800 square feet and the price range will be $200,000 to $350,000.

Supervisor LaFountain asked if Mr. Barbato could discuss the drainage.

Mr. Barbato said the existing pond from Section I does not have enough capacity to handle the drainage from Section II and Section III. There is a high point with swales to guide the water towards the current wetland, and drain into the creek and out.

Supervisor LaFountain asked if Mr. Barbato could brief the Board on the demographics and traffic.

Mr. Barbato said the target market is a mix of empty nesters, seniors, and single professionals. There are no families so far in this development. This demographic would lead to non-peak drive time travelers. There is a 1,600 sq. ft. Homeowners Association Community Center. The center is for residents in all sections. The Homeowner’s Association fees will support the center. It will include an exercise room and a community room that can be reserved for private parties or used for community functions.

Supervisor LaFountain asked Mr. Barbato if he has had conversations with the neighbors regarding transplanting trees?

Mr. Barbato said there is a natural tree line along the property. The site’s natural topography is that the homes are lower than the buffer at the top of the hill. Mr. Barbato will move some smaller trees to the top of the hill.

Supervisor LaFountain asked if the sidewalks will be connected to Section I and Section II?

Mr. Barbato said the sidewalks and trail system will loop around the pond and end at the St. John’s development.
Councilman Quinn asked about sewer capacity.

Mr. Barbato said in the original Section I he obtained an easement to connect to Perinton. The lines were brought in deeper for this project and future projects. Mr. Barbato has asked for a transfer from 25 acres of property owned by Pride Mark homes on Fellows Road to allocate the additional (7) seven units needed for this project. Once this is approved he will continue to measure the flows and inspect the capacity of the sewer system.

Public Participation

Bill Garvin, 35 Fox Hill Dr., inquired whether a traffic control system will be put in place. The intersection of Fellows Road and NYS Route 441 is so congested that people are cutting through Fox Hill to avoid this intersection.

Supervisor LaFountain said that this is a state controlled intersection and he will discuss that with the state.

Steve Crane, 2451 Penfield Road, said his property has the best view of the project, as he is directly across from it. He is concerned about the buffer that will be added. He would like to see at least (2) two to (3) three trees deep. He doesn’t want a direct view of the lighting of this project. According to the recently adopted Comprehensive Plan there should be a smooth transition from this project to our farmland.

Supervisor LaFountain suggested that a representative from our Planning Department walk Mr. Crane’s property with Mr. Barbato to review and make sure there is a reasonable buffer.

Mr. Crane asked what is the incentive for this project?

Supervisor LaFountain stated that the proposed number of units less the amount allowed under current zoning is the number of units used to calculate the incentive. Preliminarily we have decided that the fee would be $8,500 per unit.

That amount would be put in a fund dedicated for the Town to purchase land for Open Space or development rights.

Mr. Crane said he is not in favor of the incentive. He feels the money should be used toward the area affected by the project.

Supervisor LaFountain said that the Board has reviewed the current Comprehensive Plan and the Comprehensive Plan from 2000. Parcels have been identified for Open Space or for the Town to purchase development rights. These identified properties are already prioritized.

Mr. Crane mentioned there have been (2) two automobile accidents at Fellows Road and Penfield Road in the last (2) two weeks. He is very
concerned about adding additional cars to the area. Can this intersection be reviewed for a traffic light, or other improvement?

Supervisor LaFountain said the Board will consider Mr. Crane’s comments.

Mr. Crane asked if sewer access would be available to anyone who abutted this area?

Supervisor LaFountain stated that the sewer was put in at a deeper level to accommodate up to 12 additional units from the surrounding area.

Mr. Crane asked if adding larger, more expensive homes would provide more tax revenue for the Town?

Councilwoman Metzler said it is a marketability issue. $300,000 homes are not selling promptly right now.

Jim Barbato said he appreciates the comments that have been given. Larger homes on larger lots would eliminate more trees. With this project we are minimizing the impact to the trees by clustering the housing. This type of housing will serve the needs of the residents.

No one else addressed the Board.

Hearing closed at 8:20 PM.

Lisa Grosser,
Deputy Town Clerk
I. Call to Order

Present:

Supervisor LaFountain
Councilwoman Kohl
Councilwoman Metzler
Councilman Moore
Councilman Quinn

Also Present:

Jim Costello – Arrived at 7:22 PM
Mark DiFrancesco
Jim Fletcher
Lisa Grosser

II. Approval of Minutes – 2/23/2011

CW Kohl moved for the approval of the Minutes of February 23, 2011, CM Quinn seconded the motion.

III. Monthly Reports – Supervisor LaFountain stated that all reports have been submitted.

IV. Public Hearing
   1. Arbor Ridge East Public Hearing (see attached)

   Informal Discussion
   1. Ashlyn Rise Public Information Meeting
      An Information Discussion was held to consider the conceptual plan and the possible construction of 35 single family residences on 30 +/- acres located at 2353 Penfield Road and 85 Fellows Road. The properties are owned by Samuel and Eliza Trapani and zoned RR-1.

V. Guests – None

VI. ACTION ITEMS

Law and Finance
   1. Key Bank – Costello/Evans
      Key Bank was not discussed as we are waiting for a response from New York State. Discussion is planned for the next Work Session on March 23, 2011.
2. Approval of Revisions of Town of Penfield Mobile Communications Device Policy – LaFountain

Supervisor LaFountain stated that he has reviewed the expenses of Town issued cell phones and has decided to change what is offered. There will be (2) two options for employees. First a basic phone with a package for calls only, provided by the Town. Second an employee can use their own personal cell phone and receive a stipend for using the phone for Town purposes. This change will reduce the Town’s cell phone expenses by 50%, saving approximately $700 per month. An annual cell phone agreement will be signed by both the employee and Supervisor LaFountain.

Public Works

1. Extension 19 Forcemain - Review potential renovation project – DiFrancesco

Mark DiFrancesco explained that the Extension 19 pump station was upgraded in 2009. The Extension 19 sewer district runs from NYS Route 250 west around Willow Pond, in back of Ilex Court to Hilltop Drive, down Burning Tree Lane across Baird Road and ends at Hillcrest Drive. The extension was originally established in 1972. There have been repairs and replacements to portions of the pipe in 1988, 1999 and 2000. The original cast iron pipe is deteriorating due to normal usage. One area remains with original pipe that should be replaced. Mark contacted Jim Peet from MRB Engineering and asked him to do a feasibility study. Mark wanted to have the best approach to replacing the existing original pipe while maintaining service in the area. The extension serves approximately 1,600 units. The estimated cost to replace the entire remaining original length would be approximately $390,000. Mark discussed (2) two options for financing this project. There is an upcoming potential project in the Collingsworth/White Village/Parkview area. We would borrow additional funds to pay for this improvement when obtaining the bond. The second option is to make this a future budgeted project for 2012 or 2013. Mark will review both options as a bond or budget item and present the next steps.

Mark also discussed an ongoing grease abatement maintenance issue with Extension 19. The water level remains stable at (5) five feet. The wet wells fill with grease from normal usage and we have to contract with vector services to remove the grease from the wells. The cost to remove the grease is approximately $3,500 annually. To eliminate this requirement Mark would like to purchase (2) turbines for our wells. The mixers are installed just below the water surface and mix the grease with the water and flush it out of the system. The estimated cost for (2) two mixers is $10,720. These are the same mixers that have been purchased by both the Town of Webster and Monroe County Pure Waters. Most of the installation can be done by our staff. If needed, we can hire CP Ward to assist with the installation.
Mark would like authorization to move $16,000 from the repair, renovation and reserve fund to pay for these mixers. The Board approved and a Resolution will be created for the next Legislative Session on March 16, 2011.

2. Abandonment of Easement – Beechbrook Lane – DiFrancesco
Mark DiFrancesco explained that the original sewer easement that was filed with this subdivision was revised prior to construction of the sewer system. The original easement is now located under (1) one home that has been built and where another home is approved to be built. The abandoning the original easement is strictly a paperwork issue at this time. The Board approved and a Resolution will be prepared for the March 16, 2011 Legislative Session.

3. Parking Lot Signage – Fletcher/Costello
Jim Costello and Jim Fletcher discussed the signage for parking in the Four Corners area. The signage along Five Mile Line Road is fine. Additional signage is needed along Penfield Road traveling East and West through the Four Corners. The State will need to be contacted and both signs replaced with newer signs and an additional arrow. The decision for additional signage must be approved by the State Department of Transportation. Supervisor LaFountain stressed that we need to keep this as a priority.

Councilman Quinn suggested adding additional signage directing people to the parking area on Motts Lane.

Jim Costello said this is a good idea. We would have to contact Terry Rice, County Transportation Director, as Five Mile Line Road is a County Road, north of Penfield Road. We can also discuss adding signage on Penfield Road as you come up the hill to direct people south to Motts Lane for parking.

Supervisor LaFountain added that the Crosswalk signs should be going up Mid April by the Art Center and Liberty Street. Jim Fletcher also said the Bicycle signs have already started to go up around town.

Public Safety – None
Community Services – None

VII. INFORMATIONAL ITEMS

Law and Finance – None
Public Works – None
Public Safety – None
Community Services – None
VII. HELD ITEMS
   1. Pond Ownership – Staff – Not discussed
   2. PEQR – Evans – Not discussed

IX. Old Business – None

X. New Business – None

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

XII. Adjournment – Supervisor LaFountain adjourned the Work Session at 7:30 PM.