Town Board Work Session Agenda
May 25, 2011
7:00 PM

I. Call to Order

II. Approval of Minutes  - 5/11/11

III. Monthly Reports - None

IV. Public Hearing - None

V. Guests - None

VI. ACTION ITEMS

Law and Finance
1. Update on Rezoning of properties adjacent to Harris Whalen Park – Costello
2. Request Special Permit for Attorney Office at 1751 Penfield Road - Costello

Public Works
1. Future Sewer Projects and Debt Service Considerations - DiFrancesco

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance
1. Schutt’s Land Lease - Valentine

Public Works - None

Public Safety - None

Community Services - None

VIII. HELD ITEMS
1. Pond Ownership – Staff
2. Four Corners Signage – Costello/Fletcher

IX. Old Business

X. New Business

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

XII. Adjournment
Town Board Work Session Minutes  
May 25, 2011  
7:00 PM

I. Call to Order

Present:  
Supervisor LaFountain  
Councilwoman Metzler  
Councilman Moore  
Councilman Quinn

Also Present:  
Jim Costello  
Mark DiFrancesco  
Lisa Grosser  
Dick Horwitz  
Mark Valentine

Absent:  
Linda Kohl

II. Approval of Minutes – 5/11/11  
CW Metzler moved for the approval of the Minutes of May 11, 2011, CM Moore seconded the motion.

III. Monthly Reports – None

IV. Public Hearing – None

V. Guests – None

VI. ACTION ITEMS

Law and Finance  
1. Update on Rezoning of properties adjacent to Harris Whalen Park – Costello  
Jim Costello stated that he has received no additional input from the neighbors. Both Rob Quinn and Paula Metzler have requested background documents from Town Staff for additional research.

Councilwoman Metzler said that significant time and discussion will be required before a decision can be reached.

Supervisor LaFountain said that the Board will review the requested materials with the Comprehensive Plan.

Dick Horwitz said that an Attorney/Client meeting can be set up to discuss the legal issues in this matter. He also asked if there is a timing issue that needs to be addressed.

Jim Costello said the neighbors have petitioned for this zoning change. This should be addressed as soon as possible.
Supervisor LaFountain said that the Board wants to rezone all of the parcels, not just one (1) or two (2). They want to look at the overall picture. The Comprehensive Plan has been adopted and we need to review how we will use those recommendations to make sense to the community. This needs to be a broad use consistent with the Comprehensive Plan.

On behalf of Key Bank, Jerry Goldman of Fix Spindelman Brovitz, and Goldman, Scott Wallenhorst of Vocon, and Mike Quinn, from Pyramid Brokers were present in the audience.

Mr. Goldman stated that he appreciates the process the Board is going through. He feels that the Comprehensive Plan was very clear. He would like to suggest moving forward and scheduling the Public Hearing. He feels the Board could continue their research before the Hearing date.

Supervisor LaFountain said that the Public Hearing will not be scheduled tonight. He appreciates Mr. Goldman’s input, and we are sensitive to the timing of this project. We must be comfortable to move forward. The Board will continue to research and have an open dialogue with staff. We will move forward with this process as diligently and appropriately as we can.

Mr. Goldman said if the Board requires any additional information from Key Bank, we are willing to provide help.

2. Request Special Permit for Attorney Office at 1751 Penfield Road - Costello
Jim Costello said that the applicant would like to apply for a Special Permit to open an Attorney’s office at 1751 Penfield Road. The applicant would like to take occupancy in August. Costello would like to submit the Resolution to schedule the Public Hearing on June 15, 2011. The Public Hearing would then be held at the July 6, 2011 Legislative Session.

The Board agreed and a Resolution will be prepared.

Public Works
1. Future Sewer Projects and Debt Service Considerations - DiFrancesco
Mark DiFrancesco submitted a memorandum to the Town Board with updated information on Debt Service Projections for the Consolidated Sewer District. The Collingsworth Drive project has 100% support and we would like to move forward. He would like to proceed with MRB, the cost for engineering services is $39,300.

The Extension 19 Forcemain is 48 years old. Some sections have already failed and portions have been replaced in 1999 and 2000.

Councilman Moore inquired about the impact to our residents if there was a failure.
DiFrancesco said the pump station would continue to operate and our residents would not see impact. The sewage would continue to flow to the station and then go out into the creek towards the Town of Perinton.

The Parkview/White Village Drive area project has had 77% response. We have 41 residents that have not yet responded.

Councilman Quinn asked how often have you tried to contact the residents in this area?

DiFrancesco said it has been approximately weekly up until about two (2) weeks ago. We could go door-to-door and probably get an additional 20 responses.

Councilman Moore said he would like to see an attempt to contact the remaining 41 residents. If the Board agrees after that attempt, he would be willing to approve moving forward with this project.

DiFrancesco reviewed the Debt Service Projection for the Consolidated Sewer District. We would borrow $2.8 million during fiscal 2012 to add to the existing debt. The overall Debt Service rate to our residents would be steady for approximately ten years and then decline annually until 2032.

Councilwoman Metzler asked DiFrancesco if the residents who have responded to the survey had been advised of the costs?

DiFrancesco stated that “yes” they have been advised.

DiFrancesco said he will approach the remaining 41 residents in the Parkview/White Village area.

He will prepare a Resolution to approve the MRB engineering expenses for Collingsworth Drive project for the next Legislative Session on June 1, 2011. He will prepare a proposal for the Extension 19 P.S. Forcemain for the next Work Session on June 8, 2011. He will also try to reach the remaining residents in the Parkview/White Village project area, and have a response for the next Work Session on June 8th.

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance
1. Schutt’s Land Lease – Valentine
Mark Valentine stated that this has been an annual lease for property located on Plank Road. The agreement states that Mr. Schutt will maintain and mow the property. Mr. Schutt would like
a five (5) year lease as he plans to plant peach trees in this area.

The Board approved and a Resolution will be submitted at the next Legislative Session on June 1st.

Mr. Schutt also mentioned that the Town may want to contact a forester because there are some large oaks on the property that may be sold for $1,000 or so.

Supervisor LaFountain thanked Mr. Schutt for his suggestion.

Public Works - None

Public Safety - None

Community Services - None

VIII. HELD ITEMS
1. Pond Ownership - Staff - Not discussed
2. Four Corners 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 7:40 PM.