TOWN OF PENFIELD  
3100 Atlantic Avenue, Penfield, NY 14526-9798  

Town Board Work Session Agenda  
June 22, 2011  
7:00 PM  

I. Call to Order  

II. Approval of Minutes June 8, 2011  

III. Monthly Reports - May  

IV. Public Hearing - None  

V. Guests - None  

VI. ACTION ITEMS  

Law and Finance  
1. 1350 Empire Blvd. Boat & Tackle - Costello  
2. Standard Contractor's Questionnaire – Staff  

Public Works  
1. MRB Engineering Proposal – Extension 10 Forceemain Replacement Ph III – DiFrancesco  
2. Parkview Drive/White Village Drive Final Survey Results – DiFrancesco  
3. Bay Breeze Estates Sec. III Right of Way – Costello  
4. Status of Jomanda Way Road Dedication - Costello  

Public Safety - None  

Community Services  
1. Pickle Ball Court(s) – Conroy  

VII. INFORMATIONAL ITEMS  

Law and Finance - None  

Public Works  
1. Status of Camden Park Subdivision – Costello  

Public Safety - None  

Community Services - None  

VIII. HELD ITEMS  

1. Pond Ownership – Staff  
2. Four Corners Signage – Costello/Fletcher  
3. Rezoning of Properties Adjacent to Harris Whalen Park – Costello  
4. Rezoning of Properties SE Corner of NYS Rte 441/250 – Costello  

IX. Old Business - None  

X. New Business - None  

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

XII. Adjournment  

3100 Atlantic Avenue, Penfield, New York 14526, USA  
Tel: (585) 340-8600 • Fax: (585) 340-8667 • www.penfield.org
Town Board Work Session Minutes  
June 22, 2011  
7:00 PM

I. Call to Order

Present:

Supervisor LaFountain  
Councilwoman Kohl  
Councilwoman Metzler  
Councilman Moore  
Councilman Quinn

Also Present:

Jim Costello  
Mark DiFrancesco  
Lisa Grosser

II. Approval of Minutes – June 8, 2011

CM Quinn moved for the approval of the Minutes of June 8, 2011, CW Kohl seconded the motion.

III. Monthly Reports

Supervisor LaFountain stated that all reports for May have been submitted.

IV. Public Hearing – None

V. Guests – None

VI. ACTION ITEMS

Law and Finance
1. 1350 Empire Blvd. Boat & Tackle – Costello

Jim Costello submitted the inventory of rental boats from Ken Strimple to the Town Board. In 1997 a restriction was put in place that no boat on the site could have more than a 10 HP engine. When the LaSalle’s Landing plan was approved, the DEC did not want any more marina activity at the south end of the bay. The concern was that if larger boats were allowed, the area would require dredging. Dredging was opposed due to environmental reasons. The prior owner applied for an Article 24 permit from the Department of Environmental Conservation. The permit required an agreement regarding the old Wesley Paving property. It was agreed that if this property was taken over, the owner would remove the asphalt and re-grade the land to return the property back to its natural state. A condition of this approval was that there would be no dredging on this
property. The water levels have been low up until this year. In the past it has been difficult to get off the existing dock over to the channel. Mr. Strimple wants to relocate the dock closer to the channel and will be applying for his own Article 24 permit.

Costello is setting up a meeting with Sgt. Chris Fay with the Sheriff’s marine unit. He wants to discuss the history of boat activity in the area and compliance. Costello will take recommendations from his meeting with Sgt. Fay and establish the Conditions of Approval for Mr. Strimple. He wants to make sure that we comply with Marine Law. Costello will also verify that all of the rental boats are inspected and meet marine requirements.

Supervisor LaFountain said he doesn’t believe we are ready to move forward with an approval Resolution. Additional data and facts need to be gathered. Moving of the dock needs to be discussed with Department of Environmental Conservation. We also want to review the comments received from the Sheriff’s marine patrol. This application will be tabled until the aforementioned materials can be reviewed by the Town Board.

2. Standard Contractor’s Questionnaire – Staff
Supervisor LaFountain said he is looking for feedback from staff. This questionnaire will be primarily used for large projects for Sewer, Engineering and Highway Departments. Estimated cost of typical projects would be in the $100,000 plus range. This document would be an addendum to the Design Criteria.

The Board agreed.

Geoff Benway will prepare a Resolution to set the Public Hearing to add this questionnaire as an addendum to the Design Criteria. The Resolution will be submitted at the next Legislative Session on July 6, 2011 and the Public Hearing will be held in early August.

Public Works
1. MRB Engineering Proposal – Extension 19 Forcemain Replacement Ph III – DiFrancesco
Mark DiFrancesco said the cost to perform the preliminary engineering is $48,800. This is 12.2% of the estimated total cost of $400,000. This cost would cover mostly backyard alignments on easements, surveys, delineation of federal wetlands, design components, permits, environmental review, bidding and construction administration.

Councilman Moore stated that the Collingsworth Drive project has been approved. The replacement of Extension 19 Forcemain will need to be done at some point in time. Have you received the results of the Parkview/White Village surveys?
The discussion continued regarding both the Extension 19 Forcemain and the Parkview Drive/White Village Drive survey results.

2. Parkview Drive/White Village Drive Final Survey Results – DiFrancesco
Mark DiFrancesco submitted a handout to the Board with the results of the Parkview/White Village survey. They have almost a 90% response with 74% in favor.

Councilman Moore supports the replacement of Extension 19 Forcemain. He feels that 74% in favor of Parkview/White Village is still low. If more residents get on board with 80-85% in favor, he may feel differently. At this time he is not ready to move forward with the Parkview/White Village project.

Councilwoman Kohl stated that she feels the Parkview/White Village project should also be approved at the same time as the Extension 19 Forcemain project.

Councilman Quinn agrees with Councilman Moore, he is not in favor of moving forward with Parkview/White Village project at this time.

Councilwoman Metzler asked if a resident had said no to the improvements in the Parkview/White Village area from the beginning what would be the associated costs if the project moves forward?

DiFrancesco said the cost would be approximately $100.00 per year maximum and then decline over the years as the debt is paid off. The resident would not be required to connect to the sewer system.

Supervisor LaFountain said he is currently reviewing the tentative budget and is concerned with the overall debt load. Estimated costs for all three (3) projects are Collingsworth at $357,000, Extension 19 Forcemain at $400,000 and Parkview/White Village at $2.1 million. If we move forward with all three (3) projects there will be a spike in the debt load. We have already given approval for Collingsworth. The Extension 19 Forcemain project serves 2,000 sewer units, approximately 1,500 - 1,600 users. The Extension Forcemain has already had two (2) breaks in the pipe in the past. He doesn’t want to make a call to the Perinton Supervisor and explain that the system has failed. He suggests approving Collingsworth and the Extension 19 Forcemain projects. The Parkview/White Village project serves approximately 174 units at a cost of $2.1 million. The Parkview/White Village project should be put on hold for at least one (1) year.

Councilwoman Kohl asked when the Extension 19 Forcemain project would begin?
Supervisor LaFountain said both Collingsworth and Extension 19 Forcemain would be started in 2011. A Resolution approving engineering expenses will be submitted for the July 6, 2011 Legislative Session.

The Board agreed.

Councilwoman Metzler said we need to communicate the delay in the start of the Parkview/White Village project to the residents.

Supervisor LaFountain said we could start Parkview/White Village in 12 months. Over two (2) budget cycles the debt load balance would be reduced before we add more debt. Supervisor LaFountain will draft a letter with Mark DiFrancesco to send to the residents of the Parkview/White Village area explaining that the project will be started one (1) to two (2) years from now.

The Board agreed.

3. Bay Breeze Estates Sec. III Right-of-Way – Costello

Jim Costello said this is a townhouse community located off Empire Boulevard that was started in 1987. Some of the lots have been purchased together to build single family homes. The Homeowners Association has purchased some of the lots to make a park. There are nine (9) lots left in the subdivision. There is a 475 foot stretch from the development to Smith Road. Originally this was a planned secondary emergency access road. Costello said there is an owner who has purchased four (4) lots for a single family home that is willing to pay for the private road from her property to Smith Road. The Homeowner’s Association would have to take care of the smaller portion from the existing road to the resident’s four (4) lots. Costello asked if we can allow a waiver on the Design Criteria for a secondary emergency access road? The property owner is willing to add a driveway, but it will not meet Town specifications for a dedicated road. Costello said he will also meet with the Water Authority to discuss the water main that was originally planned to loop through the development that was not completed. We need to verify if this is still a requirement for better access and serviceability.

Supervisor LaFountain said we need to speak to Dick Horwitz, Town Attorney next week before any approvals can be given.

Costello said he will meet with the Homeowner’s Association to see if they would be willing to take care of the smaller portion.

Supervisor LaFountain said this will be a held item until we can have a conversation with Mr. Horwitz.

4. Status of Jomanda Way Road Dedication – Costello

Jim Costello said he has spoken with Dick Horwitz regarding the bonding of this project to upgrade the road to meet specifications. The estimated cost is $200,000 and that is not
enough to secure the bond alone. The cost of this project could be added to an existing sewer project, such as Collingsworth. Horwitz said legally this is okay, but we would need to obtain approval from the bonding agents. Audit control would have to review this addition and give approval. Costello will get more background to the Board. He will include a breakdown of the cost with projected debt.

Public Safety - None

Community Services
1. Pickle Ball Court(s) - Conroy
Item held until next Work Session July 13, 2011.

VII. INFORMATIONAL ITEMS

Law and Finance - None

Public Works
1. Status of Camden Park Subdivision - Costello
Jim Costello said Section 1 and Section 3 are completed. The final review for Section 2 is in process. We will sit down with the developer and review items that are still outstanding for Section 1 and 3 before approval is given to Section 2. This is the final phase of an approved project.

DiFrancesco said we will be abandoning easements in Section 2 and Section 3.

Public Safety - None

Community Services - None

VIII. HELD ITEMS
1. Pond Ownership - Staff - Not discussed
2. Four Corners Signage - Fletcher/Costello - Not discussed
3. Rezoning of Properties Adjacent to Harris Whalen Park - Costello - Not discussed
4. Rezoning of Properties SE Corner of NYS Rte 441/250 - Costello - 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 8:01 PM