I. Call to Order

II. Approval of Minutes  September 14, 2011

III. Monthly Reports - None

IV. Public Hearing – at 7:30
   1. To consider the proposed improvements to the Penfield Consolidated Sanitary Sewer District For Replacement of the Extension 19 Pump Station Forcemain (Phase III), pursuant to Town Law Article 12, § 202-b at 2343 Fairport Nine Mile Point Rd.

V. Guests - None

VI. ACTION ITEMS

Law and Finance
1. Ashlyn Rise Subdivision – Findings Statement – Valentine
2. Arbor Ridge Subdivision, Section III
   a. Sanitary Sewer District – DiFrancesco
   b. Sidewalk District – Costello
   c. Lighting District – DiFrancesco

Public Works - None

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance - None

Public Works
1. Cloister Lane (Private) Dedication – Fletcher
2. Fall Drop Off – LaFountain
3. Fall Recycling Events – LaFountain
4. Empire Boulevard Watermain Replacement – Benway

Public Safety - None

Community Services - None

VIII. HELD ITEMS
1. Pond Ownership – Staff
2. Bay Breeze Estates Sec. III Right-of-Way - Costello
IX. Old Business - None

X. New Business - None

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

XII. Adjournment
A Public Hearing was held before the Penfield Town Board on Tuesday, September 21 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
              Mark DiFrancesco  Superintendent of Sewers

Absent: Richard Horwitz  Town Attorney

Supervisor LaFountain called the meeting to order

Public Hearing #1  To consider the proposed improvements to the Penfield Consolidated Sanitary Sewer District For Replacement of the Extension 19 Pump Station Forcemain (Phase III), pursuant to Town Law Article 12, § 202-b at 2343 Fairport Nine Mile Point Rd. (See Resolution #11T-205)

The Deputy Town Clerk read the title of the above Public Hearing; said Notice was published in the Penfield Post on September 15, 2011 and was posted on the Town Bulletin Board and Website. 132 postcards were mailed and three (3) Homeowners Associations were notified.

Supervisor LaFountain stated that he had spoken with Town Attorney Richard Horwitz and this Hearing is properly before the Board.

Mark DiFrancesco explained the history of Extension 19 pump station and forcemain. It was originally built in 1974 and serves approximately 1,600 Penfield properties, which are 10% of the total sewer customers. The forcemain route is along Penfield Road near the Perinton Town line from New York State Route 250 westward to Hillcrest Drive where it discharges into a Monroe County Pure Waters interceptor. The total length is 7,700 lineal feet.

In 1999 the town experienced several forcemain breaks due to hydrogen sulfide build up creating corrosion of the pipes. Approximately 40% of this forcemain or 3,000 feet was replaced with high density polyethylene pipe, which is corrosion resistant. 4,700 lineal feet remain and the town wants to be proactive and replace the pipe before a break. We authorized MRB Group to prepare an engineering report for the replacement of the
remaining portion. The estimated project budget for replacement is $425,000 which will be paid through a bond anticipation note, which will be converted to a 20 year serial bond.

The additional cost to a typical resident will be $2.13 which will be added to the existing debt expense which totals $70.80 per year. There is no impact to the Penfield operation and maintenance charges. Therefore the $39.51 Monroe County Pure Waters charge remains unchanged. Capital charge will be approximately $18.39 per property owner. The operation/maintenance charge will be $1.29/1,000 gallons which will average approximately $70 per year.

DiFrancesco went on to review the time line of the project. The Town Board will determine the public interest and adopt the engineering and map plan report at the next Legislative Session on October 5, 2011. Next the Board will pass a bond resolution and then authorize the advertisement for bids. During the month of October, we will meet with three (3) homeowners associations (New Wickham, Devonshire Village and Mayfair Townhouse Association in Perinton) to share plans and advise of intent for construction in the area. We would like to start construction this year, which will depend on the weather. The proposed route of replacing the pipe will be along its original route, except along Ilex Court where we will be diverging down the right-of-way and removing it from resident’s back yards. 70% of the project will be directionally drilled, due to sensitive areas and the remaining portion will be conventionally open cut.

Jim Peet, MRB Group stated that this is the last phase of improvements and replacements to the 1974 pump station and forcemain installation. In 1999 and 2000 portions of the pipe west of Hilltop Drive were replaced. A couple of years ago we rebuilt the pump station completely. This switch to high density polyethylene pipe eliminates the possibility of corrosion. The facility will be much more dependable.

Supervisor LaFountain said he has spoken with Perinton Town Supervisor, Jim Smith. Supervisor Smith appreciates that Penfield is being proactive by replacing the pipe before failure. The issues include wetlands, loss of service to residents and downstream impact. The concern is that with the age of the sewer and the fact that we have had failures in the past, if we waited for failure we could have major impacts.

We also discussed having a Public Information meeting before having a Public Hearing. This Board decided that having a Public Hearing and then having some further dialog with the neighbors was the best approach. This enables us to be sensitive to the weather constraints. Once a decision is made we must wait for a 30 day Permissive Referendum. The Board is sensitive to
balancing proper timing and doing their due diligence for this project.

Councilman Quinn inquired of the 1,600 parcels that are serviced, how many are in Perinton?

DiFrancesco said it is not 1,600 parcels, but 1,600 customers served by the station, and all reside in the Town of Penfield. All customers will see no break in service, while the project is under way.

Councilman Quinn asked how many residents will be impacted by the construction.

DiFrancesco said approximately 70-100 residents will be directly impacted.

Councilwoman Metzler asked if residents not serviced by this station will see a tax increase.

DiFrancesco said anyone who is in the Penfield Consolidated Sewer District will see an increase in the total sewer debt service fee.

Supervisor LaFountain asked what will happen with the existing pipe.

DiFrancesco said it will be drained and left in place.

Public Participation

Lloyd Berardi, 27 Granite Drive stated that he has been on the Homeowners Association Board for Mayfair Park and spent 6 years as President. He confirmed that Mr. DiFrancesco stated that the existing pipe will remain in place. He inquired about sewer entrance fees, but realized no one will be hooking up. He will bring this improvement up at his next HOA meeting.

Councilwoman Metzler said you can also advise your residents that this meeting is being taped and will be available to watch on www.penfield.org.

DiFrancesco said he will be calling a neighborhood meeting with all three (3) homeowners associations and anyone else that is interested. This will be scheduled shortly.

Hearing closed at 7:55 PM.

Lisa Grosser,
Deputy Town Clerk
I. Call to Order

Present:

Supervisor LaFountain
Councilwoman Kohl
Councilwoman Metzler
Councilman Moore
Councilman Quinn

Also Present:

Geoff Benway
Jim Costello
Mark DiFrancesco
Jim Fletcher
Lisa Grosser
Mark Valentine

II. Approval of Minutes – 9/14/11

CM Moore moved for the approval of the Work Session Minutes of September 14, 2011, CW Kohl seconded the motion. The Public Hearing Minutes will be held for approval until the next Work Session on October 12, 2011.

III. Monthly Reports – None

IV. Public Hearing – None

V. Guests – None

VI. ACTION ITEMS

Law and Finance
1. Ashlyn Rise Subdivision – Findings Statement – Valentine
Mark Valentine stated that this project was reviewed in the Spring. There was an Informal Discussion on March 9, 2011. Issues were discussed with the number of sewer units allowed. This project was originally splitting units with Arbor Ridge Subdivision across the street. Several scenarios were reviewed and an agreement has been reached with Blake Miller to allow access through his property. The developer is requesting six (6) lots over maximum allowed density under a conventional plan.
Valentine said something to consider regarding this application is that the New York State Department of Transportation has discussed re-doing New York State Route 441 from Watson Road east. An interest has been expressed to include sidewalks to Fellows Road with that improvement. Originally there was not funding available for this, but with Arbor Ridge to the east and the development here it may be more viable at this time.

Councilwoman Kohl asked is traffic a concern?

Valentine reviewed some of the traffic counts in the area and comments from residents concerning traffic that were brought up at the Informal Discussion.

Councilman Quinn asked where would the sewer connect?

Valentine said Mark DiFrancesco said it is 50 feet from Dublin Road, and down the west side of Blake Miller’s property. It will tie in on the back side of the cul-de-sac. If it were deep enough it could probably take some of Fedyk’s lots. This may help Arbor Ridge and maybe they would be willing to pay an incentive for that.

Councilman Quinn asked if there is already an easement or would the town have to gain an easement?

Valentine said an easement would have to be granted. The developer is currently working with Mr. Miller on this.

Supervisor LaFountain said that during the Informal Discussion meeting last March, issues that were discussed included sewers, traffic and buffering. We owe the developer a Findings Statement. We need to include all of the items we would like addressed. Initially an incentive of $3,300 per lot was proposed.

Councilman Quinn said he remembers concern regarding emergency access. Maybe we should contact the Fire Department for suggestions.

Supervisor LaFountain said Steve Crane had requested we work with the Fire Marshal and the Fire District to ensure compliance.

Supervisor LaFountain asked the Board to review this project and be prepared to discuss it again at the next Work Session on October 12, 2011.

2. Arbor Ridge Subdivision, Section III
   a. Sanitary Sewer District – DiFrancesco
   b. Sidewalk District – Costello
   c. Lighting District – DiFrancesco

Supervisor LaFountain stated that Public Hearings were held on September 7, 2011 for all three (3) of the above mentioned Districts.
Mark DiFrancesco said that no comments were received at the Public Hearings.

The Board approved and DiFrancesco will prepare Resolutions to establish all three (3) Districts for the next Legislative Session on October 5, 2011.

Jim Costello said orders would also need to be prepared within 10 days after the Resolution is approved.

Public Works - None

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance - None

Public Works

1. Cloister Lane (Private) Dedication - Fletcher

Jim Fletcher stated that Cloister Lane is part of Oakmonte Subdivision located at State and Jackson Roads. In July of 2003 a 30 lot portion of this subdivision was rezoned from R-1 to R-1-20. This was to include 28 Town Homes and one (1) common area seven (7) acre lot, and one (1) remaining lot. This was built with a private drive. Fletcher said he was approached by Roger Bellows, the incoming President of the Homeowners Association, inquiring why the road was built private and what would need to be done to have it dedicated. The road was built to Town Specifications and they would like to have it dedicated. Fletcher met with the Association and advised that the road would need to be brought up to a town standard. Even though it was built to Town specifications a top coat would need to be added and gutters would have to be repaired. He also advised that core samples would have to be taken to verify the road was built to Town standards.

Fletcher met with Ed Freeman at Passero Associates and received a quote for $2,750, which would be paid by the Homeowners Association, to obtain some core samples of the road and to provide some additional required mapping. Fletcher said he has been advised this could be done with a re-sub administratively through the Planning Board.

Councilman Quinn asked if a petition is required to proceed.

Costello said that is a good idea.

Geoff Benway said, with a petition we could prove that at least 50% of the residents are in favor of dedicating the road.
Fletcher said the Homeowners Association would have to give the approval to proceed.

Supervisor LaFountain said we need to meet with Spoleta Construction and make sure that the top goes down within town specifications.

Fletcher said this process may take until next Spring.

Councilwoman Metzler said if the Board of Directors of the Homeowners Association has the authority to give the go ahead, maybe the association can do the leg work to lessen the burden on staff. The Board could secure the signatures from the residents showing interest to proceed.

The Board agrees, but would like to see something that shows more than 50% interest from the homeowners in that area.

Fletcher will meet again with the Homeowners Association.

2. Fall Drop Off – LaFountain
Supervisor LaFountain stated that the Fall Drop Off will be at the Highway Garage at 1607 Jackson Road on October 13 - 15, 2011.

3. Fall Recycling Events – LaFountain
Supervisor LaFountain stated that there will also be Electronics Recycling and Certified Document Destruction, including corrugated, at the Highway Garage at 1607 Jackson Road on October 29, 2011.

4. Empire Boulevard Watermain Replacement – Benway
Geoff Benway said that a new 8” line will be replacing an existing 6” line down the middle of Empire Boulevard from Brandt Point to just past Seabury Boulevard. This is simply a capacity improvement being done by the Monroe County Water Authority. Work is being done by Villager and they will be mobilizing on the grounds of the old Ukranian Church.

Supervisor LaFountain reiterated that this is a scheduled replacement by the Water Authority and they will be using the DiMarco Property as a lay down area.

Public Safety - None
Community Services - None

VIII. HELD ITEMS
1. Pond Ownership - Staff
2. Bay Breeze Estates Sec. III Right-of-Way - Costello

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 7:28 PM.