Town Board Work Session Agenda
June 27, 2012
7:00 PM

I. Call to Order

II. Approval of Minutes  June 13, 2012

III. Monthly Reports - None

IV. Public Hearing – None

V. Guests – Michael Ringrose – 1830 Penfield Road

VI. ACTION ITEMS

Law and Finance
1. Ashlyn Rise Town Ownership – Valentine

Public Works
1. Abbotswood Crescent/Baird Road Street Light Petition – DiFrancesco

Public Safety - None

Community Services
1. Amphitheater Rental Proposal - Bilow

VII. INFORMATIONAL ITEMS

Law and Finance
1. Southpoint Cove Apartments, Empire Boulevard - Staff

Public Works
1. Dedication of Blue Ridge Road – Benway
2. Oak Ridge Knolls Pond Modifications – Benway

Public Safety - None

Community Services - None

VIII. HELD ITEMS

1. Pond Ownership – Staff
2. Dedication of Cloister Lane and Jomanda Way – Benway
3. License Agreement Request – 126 Jackson Rd. Ext – Dr. Alan Litvinov - DiFrancesco

IX. Old Business - None

X. New Business - None

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

XII. Adjournment
I. Call to Order

Present:
Supervisor LaFountain
Councilwoman Kohl
Councilwoman Metzler
Councilman Moore
Councilman Quinn

Also Present:
Geoff Benway
Chris Bilow
Mark DiFrancesco
Lisa Grosser

II. Approval of Minutes – 6/13/12
CW Metzler moved for the approval of the Minutes of June 13, 2012, CM Quinn seconded the motion.

III. Monthly Reports – None

IV. Public Hearing – None

V. Guests 7:00 Michael Ringrose – 1830 Penfield Road
Michael Ringrose contacted Supervisor LaFountain and has requested the application be withdrawn.

VI. ACTION ITEMS

Law and Finance
1. Ashlyn Rise Town Ownership – Valentine
Mark DiFrancesco reviewed that the sanitary sewer connection for the subdivision is coming from NYS Rte. 441 and Dublin Road through the back of the Miller property. An easement has been obtained from Mr. Miller. The connection will serve 17 lots and an additional 17 lots will be connected to the Town of Perinton sewers. DiFrancesco suggests the Town take dedication of a strip of land along the properties for maintenance of the sewers. This would reduce the chance of a resident putting a shed or fence on the property that would inhibit the Town’s access to the sewer area for maintenance.

Supervisor LaFountain asked why have we not done this in the past, and why wouldn’t we continue this practice in the future?

DiFrancesco said we usually don’t need an additional area for access to clean out the sewer. The other point for sewer access
is approximately 1,400 feet away on NYS RTE 441. The risk of the Miller property being developed in the future is low.

DiFrancesco continued to say we are also working on a pedestrian easement that would connect out to NYS RTE 441. This is not a competing use and the two (2) would work together nicely.

LaFountain inquired about the access easement?

DiFrancesco said the access easement was obtained as property from Cavalcanti was transferred to Miller in exchange for an access easement.

LaFountain asked if there is any reason to combine the two, the Town would then have 40 feet of ownership instead of 20 feet of ownership and a 20 foot easement?

Geoff Benway said the two (2) acquisitions could overlap.

DiFrancesco said he did look at something similar to that initially, but due to the topography the sewer can not be located where the pedestrian easement is located. If the pedestrian easement is moved to where the sewer access is needed then we would only need a 20 foot strip of land.

Councilman Quinn asked if this acquisition would change the make up of the path?

Benway said no, the overlapping would probably help, it would be a more level path.

The Board agreed and LaFountain stated that the Town would take ownership of 20 feet of the property for both the sewer access and the pedestrian easement.

Public Works
1. Abbotswood Crescent/Baird Road Street Light Petition
   - DiFrancesco

Mark DiFrancesco stated that the original Petition was received in late April or early May on behalf of the Homeowner’s Association. They are requesting a street light at the intersection of a private drive. This was initially approved as a five (5) lot subdivision and does not meet the requirement under the Town’s Design Criteria to provide lighting which is required for six (6) or more lots.

DiFrancesco submitted a summary of installation alternatives and annual operation and maintenance costs for each alternative to the Board for their review. Options are either a Marstarm on a wood pole with a Cobra Head or a fiberglass pole with a Colonial Head. Either option would provide general traffic illumination and meet the criteria for Town Wide lighting.
DiFrancesco suggests that the Homeowner’s Association pay for the light and then the Town would accept dedication.

The Board discussed and agreed. LaFountain instructed DiFrancesco to draft a letter to the Homeowner’s Association showing the two (2) alternatives and the associated costs. The HOA can decide how much they would like to spend and then the Town will accept dedication. LaFountain asked to review the letter prior to submitting it to the HOA.

Public Safety – None

Community Services
1. Amphitheater Rental Proposal – Bilow

Chris Bilow submitted a proposal to the Board for their review. The proposal detailed rental costs and guidelines. Bilow continued to say he has received requests to rent the Amphitheater. He worked with Steve Orsini to come up with this proposal and there are limitations to music and equipment. Bilow stated as we begin renting the Amphitheater and people become aware of it, we will likely see increased interest and growth.

Councilman Moore inquired about alcohol, liabilities, insurance and security.

Bilow said the guidelines would be the same for all of these items as they are for shelters and lodges. There would not be any additional lighting available for the area.

Councilman Quinn asked this the rental would include the pavilion.

Bilow said yes it would.

Quinn asked that renters be advised to be mindful and respectful of the surroundings of the Veteran’s Memorial, and that parking is available on a first come first served basis. Quinn also asked if rental would be seasonal?

Bilow said yes, rental would be from the first week in June to September when the “Tastin’ the Blues” event is scheduled.

Quinn asked if rain dates would be offered.

Bilow said no, we would not offer rain dates.

The Board agreed and a Resolution will be drafted. Councilman Moore asked that Town Attorney Horwitz review the Resolution. As long as Horwitz is okay with the details the Resolution will be submitted for the next Legislative Session on July 18, 2012.
VII. INFORMATIONAL ITEMS

Law and Finance

1. Southpoint Cove Apartments, Empire Boulevard – Staff

Geoff Benway submitted a summary of outstanding critical issues that are being addressed by staff for the Board to review. This development is over the sewer pump capacity. The original design for the pump station was to handle 83,000 gallons per day based on zoning at the time the station was built. This development would require 92,600 gallons per day capacity. Staff is working with Passero Associates on this. Traffic issues include curb cut locations and ROW acquisition. There is also a consideration of changing the access point to improve the site distance. Tree removal in the area, may also be done to improve the site distance. Current properties located across the street have existing cross access agreements and it would be nice to tie in and have a common entrance point for both sides. Providing access to the waterfront is a requirement of the LWRP. PRC has discussed the potential trail and the proposed location in the wooded area may reduce safety and security. We are waiting on confirmation from the Department of Environmental Conservation regarding soil remediation.

Supervisor LaFountain inquired if the Fire Marshal has reviewed the emergency ingress/egress.

Benway said yes and he is meeting with the Fire Districts.

LaFountain suggested Fire District lines be verified as more than one (1) district may be affected.

Benway continued to say that 90% of the stormwater concerns are ironed out, we are waiting for the final product. The SEQR process needs to be started either a Negative Declaration or EIS.

LaFountain said once items one through eight which are being discussed have been addressed, he would suggest a Negative Declaration be issued.

Benway shared photos from the area with the Board, showing the view from across the street to the proposed site.

LaFountain asked for verification on the height of the proposed structures.

John Caruso, Passero Associates stated that the height would be 52 ½ feet on the short side of the building and 60 feet on the tall side. He also brought before the Board a prepared visual study demonstrating the line of site from across the street to the proposed development. The map is plotted at 35 feet which meets the Town’s current Design Criteria. The map is also plotted at the proposed height of the structures for this development. He feels this is a better representation than a balloon study which could be impacted by the wind.
The Board reviewed the map and LaFountain asked that Benway stamp the map in as part of the record and attach the additional photos he has shared with the Board.

LaFountain stated as he reviews the list submitted by Benway the sewer component is important, he asked DiFrancesco what the next steps are.

Mark DiFrancesco said we are reviewing the data and should have feedback in two (2) weeks to a month.

LaFountain asked if we should have Town Attorney Horwitz weigh in on the sewer component? The bounds are staying the same and unit distribution may be changed. How will improvement to the system be fairly assessed across the district.

DiFrancesco said this would not be diminishing existing users. Improvements to the plant would only help to accept more users. Passero has a map of the district; some of the original proposed users have been taken out of the district. Original projected use has also been changed and will need to be reviewed as well.

Geoff Benway said we will reach out to all property owners in the area and go over allocated versus required sewer units. Some existing users are above or below original projections. The good news is more flow will help the pump station.

Councilman Quinn stated he would like to remind everyone that this is our chance to brand that section of Penfield. We should include signage that states “Penfield” and this should be passed on to both the Planning Board and Zoning Board of Appeals.

LaFountain said we need to continue to work on these existing issues. He also stated he feels more comfortable with the Negative Declaration over the EIS. He confirmed with staff that this is an action item for the next PRC meeting. We will review this again at the next Work Session on July 11, 2012.

Public Works
1. Dedication of Blue Ridge Road – Benway
Geoff Benway stated that the HOA had five (5) core samples taken. He submitted a summary of those samples to the Board for their review. These samples do not meet Town Standards.

The Board reviewed and Supervisor LaFountain asked Benway to prepare a letter back to the HOA stating that the road must be brought up to Town Standards before we can accept dedication.

2. Oak Ridge Knolls Pond Modifications – Benway
Geoff Benway received a report from Marathon Engineering regarding storm analysis for the pond on Saldo Lane. The size of the pond will be reduced, but will have sufficient space to contain water for a 10 year storm. Any overflow would spill over
the existing spillway and go to the wetlands. They verified spot elevations for the house beds and peak ponding would not go into the homes. Excess dirt from Camden Park would be brought in for fill.

Benway continued to say the Town acquired an easement of a 100 ft. by 100 ft. triangle. This would allow access to Rothfuss Park.

LaFountain said he had spoken with Bob Garbeck and asked that the trail be brought to the access point.

Benway said with the existing equipment on the property, the land could be flattened and the opening to the trail be built.

The Board agreed and the modifications will be accepted.

Public Safety - None

Community Services - None

VIII. HELD ITEMS
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2. Dedication of Cloister Lane and Jomanda Way - Benway
3. License Agreement Request - 126 Jackson Road Ext. - Dr. Alan Litvinov - DiFrancesco

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 8:10 PM.